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

**August 12, 2026**

A regular meeting of the Industrial Development Authority (IDA) of Tazewell County, Virginia, was held on Wednesday, August 12, 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. Darrell Addison, Vice Chairman
Mrs. Rachel Patton
Mr. Rick Chitwood (Arrived at 2:30 pm)
Mrs. Melanie Protti-Lawrence

Also present were: Mr. Tim Danielson, Economic Development Director
Mrs. Ashley Harris, Economic Development Manager and Recording Secretary
Mr. Brad Pyott, IDA Attorney
Mr. Eric Young, County Administrator
Mr. Aaron Gillespie, Tazewell County Attorney
Mr. John Rhudy, Board of Supervisor (Left at approx. 2:30 pm)
Mr. Curtis Breeding, Board of Supervisor Liason

Absent: None

**MEETING CALL TO ORDER:**
The August 12, 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:**
Mr. Hurt stated all board members should have a copy of the July Minutes in their packet.
**Upon motion of Mr. Darrell Addison, seconded by Mr. Darell Cantrell, and adopted by a vote of 6 to 0, the Authority hereby approves the July 8, 2026 Minutes as presented.**
Mr. Chitwood was not present for the vote.

**APPROVAL OF FINANCIAL ITEMS:**
Mrs. Harris stated there were five payments added to the August Invoice Summary since the invoice summary was emailed out. The added payments on the invoice summary include four ACH payments to AEP and one payment to FSI.
**Upon motion of Mrs. Melanie Protti-Lawrence, seconded by Mrs. Rachel Patton, and adopted by a vote of 6 to 0, the Authority hereby approves the August Invoice Summary as presented.**
Mr. Chitwood was not present for the vote.

Mr. Addison and Mrs. Patton signed off on the General and Grant bank statements.
**Upon motion of Mr. Darell Cantrell, seconded by Mrs. Melanie Protti-Lawrence and adopted by a vote of 6 to 0, the Authority hereby approves the bank statements for the July 2026 General Account and the July 2026 Grant Account.**
Mr. Chitwood was not present for the vote.

**CITIZENS COMMENTS:**
Mr. Hurt stated no citizens were present.

**COUNTY ADMINISTRATOR REPORT:**
Hunting in the Bluestone:
Mr. Young stated there was a citizen a few months who came to a meeting to ask about hunting in the Bluestone. There have been other people who have also asked about hunting. Supervisor Rhudy has asked to if hunting can be considered by permit only (see Proposed Rules attachment). The IDA discussed the matter and they did not have a problem with hunting, but wanted to check with insurance first. There was also a discussion on possibly having six hunting zones. The IDA has agreed to remove the zones. The time of year for archery season starts in October and ends in January.

Mr. Young asked Mrs. Harris to check on insurance. Mrs. Harris responded she would check with VAcorp.

**Upon motion of Mr. Darell Cantrell, seconded by Mrs. Melanie Protti-Lawrence and adopted by a vote of 6 to 0, the Authority hereby authorize granting the Chairman, Vice Chairman, County Attorney and Economic Development Director to create a lottery program procedure and guidelines for the purpose of allowing hunting on the Bluestone Technology Business Park property while maintaining from any business activities within the Bluestone Technology Business Park.**
Mr. Chitwood was not present for the vote.

Community Facility Building Letter:
Mr. Young stated we received a letter from the Department of Social Services in July (attachment). If you are new to the board the building was built in 2008 and there was 26 units installed in the attic. The HVAC units are connected by duct work to specific rooms. If one unit fails the other HVAC units cannot pick up and cover the space as they are all directly wired to those rooms. HVAC units failed in 2022 and we had problems with sourcing those due to supply chain issues past COVID. The cost began to escalate as when one unit failed then others would follow because all the units were the same age. The Board of Supervisors set aside a quarter of a million dollars a year for the last three years to begin replacing the units and most have been replaced. There were complaints and one individual that called OSHA regularly. There were temporarily air conditioners and temporary heaters that were put in their office. Most recently one of the drain lines for the HVAC units was clogged in the ceiling and leaked that damaged sheetrock and ceiling tiles that fell in the conference room. The ceiling tiles were replaced within 48 hours and plan to replace the sheetrock. The letter notes a complaint regarding the Town of Tazewell fire department and their response to the fire alarm going off.

Mr. Young wanted to bring this letter to the board's attention and the County is doing their best to address it. Mr. Young and Mr. Gillespie both plan to attend their next meeting to discuss with them a few items. They have a 20-year lease coming up summer after next and he doesn't believe we have raised their rent since 2008.The Health Department occupies two thirds of the building and we have received zero complaints from the Health Department. The County has several properties they are trying to take care of. All properties have been treated the same.

Additions/Deletions to Executive Session:
Mr. Young asked the Chairman to add two items to Executive Session (A)(3) Property Disposition regarding Trailhead Lodging and the second item would be (A)(3) Property Disposition regarding Solar Futures.
**Upon motion of Mrs. Melanie Protti-Lawrence, seconded by Mr. Darell Cantrell and adopted by a vote of 7 to 0, the Authority hereby approves to add items (A)(3) Property Disposition regarding Trailhead Lodging and (A)(3) Property Disposition regarding Solar Futures.**

**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 12 active projects, approximately $1.1 Billion CapX, 131 net new jobs, and $8.7 million in annual payroll.

Bluestone Natural Gas Extension:

Mr. Danielson stated we had a meeting with the selection team for the VBRSP grant that we applied for from VEDP. He did not come away from the meeting confident that we would be awarded the grant. If we received the grant, it is a projected $8 million dollar expense to extend the natural gas to the Bluestone. It would exhaust all of our funds at VCEDA to extend the natural gas. There is more activity going on the Western end of the County that could utilize natural gas and may make more sense to utilize the VCEDA funds to pay for design plans on the Western side of the County. A feasibility study for extending natural gas has been completed for the Western end of County. Another downfall for our application was the selection team asked if we had any businesses looking at the Bluestone that would be using natural gas and we answered no. Mr. Danielson did not believe this would help our application.

Western District Natural Gas Extension:

Mr. Young reported they received the study back for natural gas for the Western end of the County. We negotiated with Blue Psi and they are willing to come back and give a presentation to potential funders. Mr. Young stated they plan to coordinate a meeting with VCEDA, Tobacco Commission, Cumberland Plateau, a board member from the IDA, and a board member from the Board of Supervisors. Blue Psi will also run the numbers assuming the fish farm does not happen and give revised numbers on cost. The Board of Supervisors paid half on the study and the Coal Severance Tax Committee paid the other half of the study. The County is hoping to get an informal yes or no decision before moving forward. Mr. Young is working on mapping out where the $6 or $7 million dollars it will come from. The board will need to think about which of the two projects they would like to pursue.

IDA Recording Secretary:

Mr. Danielson

**Upon motion of Mrs. Melanie Protti-Lawrence, seconded by Mr. Darell Cantrell and adopted by a vote of 7 to 0, the Authority hereby approves to temporarily appoint Mrs. Tanya Mullions as the IDA Recording Secretary while Mrs. Ashley Harris is on maternity leave.**

CD Discussion:

Mr. Danielson stated our annual CD is expiring September 5th with Legacy Bank. Mrs. Harris reported the total in the CD is $369,688.84 at the current rate of 4.25%. It will drop at renewal to 3.75% if we stay with Legacy Bank. The 3.75% rate is for 6-month CD or 1 year CD. If needed, we can split the CD into 2 CDs if we believe we may need the money. Legacy Bank is the highest rate, but National Bank did mention they would try to be competitive if we were to receive a higher rate. No paperwork would need to be completed if Legacy Bank was selected for a year CD. The Board decided to stay with Legacy Bank for a year and not to let other banks rebid.

**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 roll over the CDs for a new one-year period of interest appreciation with Legacy Bank and authorization for the Board leadership to execute the necessary documents.**

Mr. Addison stepped out and was not present for the vote.

Bee Noodle'd:

Mr. Danielson reported Bee Noodle'd fulfilled their requirement to receive the 2nd ½ grant.

**Upon motion of Mr. Rick Chitwood, seconded by Mrs. Melanie Protti-Lawrence and adopted by a vote of 7 to 0, the Authority hereby authorizing the payment of the 2nd ½ and final grant sum payment of $10,000 to Bee Noodle'd.**

Notebooks:
Mr. Danielson stated the Board of Supervisors have a notebook that Stephanie keeps in her office where all meeting packets or all handouts can be placed in your individual file carrier. Mr. Danielson asked the board if they would be interested in this filing system. The board agreed this would be a good idea to have something to refer back to if needed. Mr. Danielson stated that we would work on getting files for all the board members.

Mr. Pyott stated any communications, records or notes are subject to FOIA except in Executive Session. All Executive Session documents will need to remain in the file and are not to be taken out of the meeting as they can become public information.
Additions/Deletions to Executive Session:
Additional matters were added under the County Administrator's Report.

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

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

9 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 Homestead – Kon Patterson Presentation |
| 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 Presentation |
| 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) (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 Arrow Update |

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| 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 Resort Discussion |
| 7 | (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 Homestead – Environmental Clean Up |
| 8 | (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 Real Estate – CB 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. | Project Softball |

**RETURN FROM EXECUTIVE SESSION:**

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

**Executive Session Action Taken:**

Project Ironchef:

**Upon motion of Mr. Darell Cantrell, seconded by Mrs. Melanie Protti-Lawrence and adopted by a vote of 7 to 0, the Authority hereby authorize Mr. Aaron Gillespie, County Attorney, the authority to give a 30-day notice on the Purchase and Sale Agreement that was presented.**

Richlands Housing Project:

**Upon motion of Mr. Rick Chitwood, seconded by Mrs. Melanie Protti-Lawrence and adopted by a vote of 7 to 0, the Authority hereby authorizes the Economic Development Director to make a final purchase and sale offer to the Cordle family, owners of Parcel ID #105A8A0044 located in the Town of Richlands, VA. With the understanding that Mr. Danielson will not exceed the limits acceptable to the IDA Board of Directors. In addition, to secure an extension to the option agreement by and between the Tazewell County IDA and Legacy Bank's approximately one acre parcel in the Town of Richlands.**

Discussion:

Mr. Darrell Addison stated the IDA was going to use the Legacy Bank's land as a placeholder to get the land and asked if Mr. Danielson included in his motion the offer for the Cordle family land. Mr. Danielson stated he would offer up to $250,000.00 to purchase the land.

Project Resort:

**Upon motion of Mrs. Melanie Protti-Lawrence, seconded by Mr. Darrell Addison and adopted by a vote of 7 to 0, the Authority hereby approves not to proceed until we receive the Yellow Book Appraisal.**

Project Homestead:

**Upon motion of Mr. Rick Chitwood, seconded by Mrs. Rachel Patton and adopted by a vote of 7 to 0, the Authority hereby approves the proposal offered by EnviroCheck of Virginia, Inc. to perform certain clean-up services to include but not be limited to Underground Storage Tank ("UST") Closure/Removal, soil sampling, reporting Farm USTs at Maplewood Lane property owned by the IDA with a not to exceed contract amount of $6,385.00.**

Project Softball:

**Upon motion of Mr. Darrell Addison, seconded by Mr. Rick Chitwood and adopted by a vote of 7 to 0, the Authority hereby authorizes to grant Eric Young, Shanna Plaster, and Curtis Breeding the authority to negotiate by and between the Richlands Midget League Football and the IDA new lease terms.**

Trailhead:

**Upon motion of Mr. Darrell Addison, seconded by Mrs. Rachel Patton and adopted by a vote of 7 to 0, the Authority hereby accepts a conveyance from the Tazewell County Recreational Facilities Development Authority of parcels 005A0026F, containing approximately 62 acres and 005A0026H, containing approximately 7.42 acres, both being located adjacent to the Boissevain Miners Park and addressed 465 Miners Park Lane; and that we sell and convey the same title as is conveyed to the IDA to Buffalo Trails Cabins and Restaurant LLC ("Buffalo Trails") for the purchase price of ONE HUNDRED AND FIFTY ONE THOUSAND DOLLARS ($151,000.00) contingent upon Buffalo Trails executing a development agreement, whereby: the IDA will hold $25,000.00 of the proceeds from the sale for a period of three years; should at any time during the three years Buffalo Trails (1) open a restaurant on the parcels or at the former Pocahontas High School or (2) open an RV resort at the former Pocahontas High School property then the IDA will return the $25,000.00 to Buffalo Trails; or Buffalo Trails continues to operate the same number of beds for lodging on the parcels and operate the gas station /convenience store previously owned by Trailhead Lodging, LLC at the end of three years the IDA will return the $25,000.00 to Buffalo Trails and further the IDA Chairman is authorized to execute any documents necessary due to effect of the resolution subject to review by the Authority's Council.**

Other Business:
None

**Meeting Adjourned:**
**Upon motion of Mr. Mack Payne, seconded by Mr. Rick Chitwood, and unanimously passed with all members present voting 7 to 0, the meeting was adjourned at approximately 6:50 pm with the next meeting at 2:00 pm on September 9, 2026.**

Approved Date: 9-9-26
Vice Chairman: Darrell K Gehlen