Industrial Development Authority of Tazewell County, Virginia
Minutes

September 9, 2026

A regular meeting of the Industrial Development Authority (IDA) of Tazewell County, Virginia, was held on Wednesday, September 9, 2026, at 2:00 pm in the first floor conference room of the Tazewell County Administration Office, 197 Main Street, Tazewell, Virginia.

Members present were:	Mr. Darell Cantrell (stepped out 2:56 to 2:58 pm) Mr. Mack Payne Mr. Darrell Addison, Vice Chairman Mrs. Rachel Patton Mr. Rick Chitwood (stepped out from 2:54 to 2:57 pm) Mrs. Melanie Protti-Lawrence
Also present were:	Mr. Tim Danielson, Economic Development Director Mrs. Tanya Mullins, Grants and Budget Manager and Recording Secretary Mr. Brad Pyott, IDA Attorney Mr. Eric Young, County Administrator Mr. Aaron Gillespie, Tazewell County Attorney (stepped out 2:53-2:55 pm) Mr. John Rhudy, Board of Supervisors Mr. Curtis Breeding, Board of Supervisors Liaison
Absent:	Mr. Kyle Hurt, Chairman Mrs. Ashley Harris, Economic Development Manager

MEETING CALL TO ORDER:
Following the invocation given by Darell Cantrell, the September 9, 2026, meeting of the Industrial Development Authority of Tazewell County, Virginia, was called to order at 2:08 pm with Mr. Darrell Addison, Vice Chairman, presiding.

APPROVAL OF MINUTES:
Vice Chairman Addison stated all board members have a copy of the August Minutes in their board packet for review.
Upon motion of Mr. Chitwood, seconded by Mr. Payne, and adopted by a vote of 6 to 0, the Authority hereby approves the July 8, 2026 Minutes as presented.
Chairman Hurt was absent from the meeting/vote.

APPROVAL OF FINANCIAL ITEMS:
Vice Chairman Addison stated all board members have a copy of the invoice summary in their board packet for review.
Upon motion of Mrs. Protti-Lawrence, seconded by Mr. Chitwood, and adopted by a vote of 6 to 0, the Authority hereby approves the September Invoice Summary as presented.
Chairman Hurt was absent from the meeting/vote.

Vice Chairman Darrell Addison and Mrs. Melanie Protti-Lawrence signed off on the August 2026 General and Grant bank statements.
Upon motion of Mr. Cantrell, seconded by Mrs. Patton and adopted by a vote of 6 to 0, the Authority hereby approves the bank statements for the August 2026 General Account and the August 2026 Grant Account.
Chairman Hurt was absent from the meeting/vote.

CITIZENS COMMENTS:
Vice Chairman Addison stated no citizens were present.

COUNTY ADMINISTRATOR REPORT:
Communities Facilities Building (CFB) Letter Follow-up:
County Administrator Young followed up to the July letter that was received regarding the working conditions and HVAC at the CFB and poor response time of the fire department. Mr. Young reported that the fire department was actually in the Town of Tazewell not the county. Mr. Young reiterated that the HVAC units and are now repaired, pending any new breakdowns. Both Mr. Young and County Attorney Gillespie attended the Department of Social Services (DSS) meeting and toured the building. They concluded no poor working conditions within the building and the DSS board appreciated their attention to the matter, and did not seem disgruntled regarding the matter. DSS' lease was established 2009 (30-year lease) using a 2% escalator. Mr. Young suggested we could raise the rent and hire full-time maintenance; however, DSS did not imply that would be necessary. Mr. Young reiterated that the Health Department occupies 2/3 of the building and there have been no complaints from the Health Department.

Bluestone Hunting Permit Lottery:
County Administrator Young reported that at last meeting, Mrs. Ashley Harris was going to check on insurance coverage and costs for this event. Mrs. Tanya Mullins reported that Kathleen Guzzi of VACorp confirmed our current insurance policy would cover the event with no additional coverage/cost required. Mrs. Mullins will confirm this information with Mrs. Harris.

Questions arose as to the areas permitted for hunting and how that will affect the shell building area. The areas for use for the building and the hunting/fishing are distinctly separate.

County Attorney Gillespie provided preliminary hunting and fishing contracts for this event which included the contract, law enforcement, three exhibits (one still requiring the mapping), and a waiver. Tazewell County's legal department and engineering department would map out the permitted hunting area(s). Board members requested mapping and will be revisit at the October meeting. County Attorney Gillespie will revise the documents per present discussions and return to the October meeting. Mr. Gillespie recommended one main contact for any questions/concerns to be addressed with a phone number and email contact once determined (law enforcement, etc.). The contract is limited to 100 permits per year and runs August to August and would not go into effect until 2027.

RDA – Property Disposition:
County Administrator Young reported that the RDA held a public hearing and approved the conveyance of the property to the IDA for sale (former Trailhead Lodging property) to Buffalo Trails Cabins and Restaurant, LLC. The RDA asks that the proceeds of the $151,000 purchase price, less $25,000 being held for Lusk, and any closing costs be returned to the RDA since it was the RDA's property. Mr. Gillespie finalized the deed from the RDA to the IDA not knowing that Chairman Kyle Hurt would be out of town. With the closing set for September 22, he needs authorization for the Vice Chair (or other designee) to execute the closing documents.

Upon motion of Mr. Chitwood, seconded by Mrs. Melanie Prottie-Lawrence and adopted by a vote of 6 to 0, the Authority hereby authorizes the Vice Chairman (or IDA's designee) to execute the deed accepting the conveyance on behalf of the IDA AND a resolution authorizing the Darrell Addison (or IDA representative) for purposes of closing and executing documentation.
Chairman Hurt was absent from the meeting/vote.

IDA ATTORNEY REPORT:
Mr. Pyott stated he had nothing to report in public session.

ECONOMIC DEVELOPMENT DIRECTOR REPORT:

Woodworking Conference:

Mr. Danielson reported that he attended a woodworking trade show with VCEDA. He was able to generate some leads for the mill. He had a company contact him and he is in the process of following up to some questions regarding possible purchase of the mill.

Project Tracking:

Mr. Danielson reported the department was following 12 active projects, approximately $1.1 Billion Capex, 131 net new jobs, and $8.7 million in annual payroll.

Project Arrow:

Mr. Danielson asked if the lease needed to be recorded. Mr. Pyott stated he could; however, there was no real need to do so.

Ratification of Poll Vote – Extending Line of Credit:

Mr. Danielson stated that a vote was needed to ratify the poll vote to extend the line of credit with Legacy Bank.

Chairman Addison recommended Mrs. Melanie Protti-Lawrence to act as Chairman while he recused himself from the current discussion. All members present with Vice Chairman Addison abstaining, voted in favor (5-0) thereof. Chairman Hurt was absent from the meeting/vote.

Upon motion of Mrs. Protti-Lawrence, seconded by Mr. Chitwood and adopted by a vote of 5-0, the Authority hereby approves to ratify the poll vote to extend the IDA's line of credit with Legacy Bank for a fee of $500 for one year.

Mr. Addison stepped out and was not present for the vote and Chairman Hurt not present for the meeting/vote.

Vice Chairman Addison stepped back into the meeting and resumed his duties as Chair for this meeting.

Additions/Deletions to Executive Session:

Mr. Danielson reported that one of his scheduled presenters withdrew from today's presentation and would like to present in October. He asked the Chairman to remove the following from Executive Session: Item 3 - (A)(5) Discussion concerning a prospective business regarding TBD Seed Capital Presentation.

Upon motion of Mrs. Protti-Lawrence, seconded by Mr. Chitwood and adopted by a vote of 6 to 0, the Authority hereby approves to delete Item 3 - (A)(5) Discussion concerning a prospective business regarding TBD Seed Capital Presentation from Executive Session.

Chairman Hurt was absent from the meeting/vote.

Mr. Pyott suggested that Item 7 be moved up in the agenda to allow him time to revise anything that would need to be corrected while he steps out during Item 5.

Upon motion of Mr. Darell Cantrell, seconded by Mrs. Racheal Patton and adopted by a vote of 6 to 0, the Authority hereby approves to moving Item 7 - (A)(29) Discussion of the award of a public contract… - Project Arrow Update & Discussion to the Item 3 spot that was just deleted above from Executive Session.

Chairman Hurt was absent from the meeting/vote.

ENTER EXECUTIVE SESSION:

Upon motion of Mrs. Protti-Lawrence, seconded by Mr. 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:

Chairman Hurt was absent from the meeting/vote.

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 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.	JIF Pallet Seed Capital 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.~~	~~TBD Seed Capital Presentation~~
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.	Ponderosa 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 Ironchef Discussion
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.	Richlands Housing Project Discussion
~~7~~ 3	(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 & Discussion Moved to Item 3 above
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.	Project Resort 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. Mack Payne
Mrs. Rachel Patton
Mrs. Melanie Protti-Lawrence
Mr. Rick Chitwood
Mr. Darell Cantrell
Mr. Darrell Addison

Executive Session Action Taken:

Project Homestead:

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 the joint application with Each One Teach One with DHCD, VDH, and any other Virginia state entities for a planning grant prepared for VDR for up to 16 housing units for the IDA property beside Tazewell Elementary School.

Chairman Hurt was absent from the meeting/vote.

Project Ponderosa:

Upon motion of Mr. Darell Cantrell, seconded by Mr. Mack Payne and adopted by a vote of 6 to 0, the Authority hereby authorizes the County Attorney and Economic Development Department to advertise for formal bids for Project Ponderosa – the meat packing plant.

Chairman Kyle Hurt was absent from the meeting/vote.

Project Ironchef:

Upon motion of Mr. Rick Chitwood, seconded by Mrs. Melanie Protti-Lawrence and adopted unanimously by a vote of 6 to 0, the Authority hereby grants an extension for 90 days, from September 9, 2026, as it relates to the letter sent by the County Attorney, dated August 19, 2026, regarding Project Ironchef as well as allowing the Economic Development Director and/or the County Attorney or County Administrator to continue negotiations as it relates to the contract on Project Iron Chef that was discussed in executive session.

Chairman Kyle Hurt was absent from the meeting/vote.

Project Ironchef (Continued):
Upon motion of Mrs. Melanie Protti-Lawrence, seconded by Mrs. Rachel Patton and adopted unanimously by a vote of 6 to 0, the Authority hereby authorizes the Chairman of the IDA (or his designee), and any other necessary County official, authorized to execute contract, promissory note, and/or deed of trust as discussed in executive session as it relates to Project Ironchef, subject to final legal review and sending the same to VDEP.
Chairman Kyle Hurt was absent from the meeting/vote.

Richlands Housing:
Upon motion of Mr. Rick Chitwood, seconded by Mr. Darrell Cantell and adopted by a vote of 6 to 0, the Authority hereby approves the IDA attorney (Brad Pyott) and economic development department to draft a 90-day free look option agreement by and between the land owner and the IDA.
Chairman Kyle Hurt was absent from the meeting/vote.

Project Arrow:
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 IDA Attorney to re-enter current lease agreement between the IDA and Project Arrow to include the following four conditions: (1) building lease may be terminated anytime upon 24-hour notice to the Lessee, (2) Lessor my show premises to prospective tenants at any time, (3) Lessee and it's body shall be responsible for any/all damages incurred by Lessee and the cost to repair and replace any damaged windows, items, or figures located on premises (4) Lessee shall be responsible for any key or keys entrusted to Lessee for access and for securing the premises after vacating active use.

Other Business:
None

MEETING ADJORNED:
Upon motion of Mr. Mack Payne, seconded by Mrs. Melanie Protti-Lawrence, and unanimously passed with all members present voting 6 to 0, the meeting was adjourned at approximately 5:05 pm with the next meeting at 2:00 pm on October 12, 2026.
Chairman Kyle Hurt was absent from the meeting/vote.

Approved Date: 10-14-25

Chairman: [signature]