

IEDA Meeting Minutes

October 13th 2025

Present:

IEDA Chair-Cara Spivey

IEDA Vice Chair Glen Keen

IEDA Member Susan Whittaker

IEDA Member Justin Takach

IEDA Member Tammy Smith

IEDA Member Lucie D'Amato

Absent:

IEDA Member Alicia Bales

Staff members present were Town Manager, LEEANNE REGON; Attorney Bard Pyott; Vice Mayor Joe Beasley; Councilmember Zach Cline

CALL TO ORDER

IEDA Chair Spivey called the meeting to order at 4:32pm in the Town Hall Council Chambers.

MINUTES

IEDA Member Takach made a motion to approve the minutes of September 8th, 2025. Motion was seconded by IEDA Member Whittaker. On vote, Chair Spivey, aye; IEDA Vice Chair Keen, aye; IEDA Member Smith, aye; IEDA Member Amato, aye.

EBAG

Darren Addair purchased the NAPA building to put in a hardware store that will carry items such as, tools, plumbing supplies, some lumber, PVC, PEX. Some sporting items, ammo, bow/archery. A refill station for laundry det, hand soap. A bookstore is also in the plan.

On their EBAG application, he has applied for Furniture and Equipment. They asked how many employees he expected to have? Mr. Addair answered 5. IEDA advised him to put down 2 full time equivalents.

Attorney Pyott advises Mr. Addair if he has an accountant to get them to help with this EBAG requirement, i.e. Filing/reporting and he discussed reporting requirements.

Chair Spivey-asked if he was buying or renting the property. Mr. Addair stated the property is being purchased, owner financed and have taken ownership of the building.

Attorney Pyott encouraged him to also apply for Real Estate as well as IEDA Member Takach.

Attorney Pyott asked whose name is on the deed? Mr. Addair said it was an investment company in WV. They discussed if he needed to do another application for RE in the corporation/investment name.

Attorney Pyott recommends getting specific names and application corrected before a vote. If Mr. Addair can get that information to Town Manager Regon or Exec Asst. Reeves. We need to know who it is deeded to; they are the ones who apply for the incentives

Attorney Pyott asked it is was sole proprietor- Mr. Addair said Yes. Attorney Pyott says to do one application for all- sole proprietor. Mr. Addair will still need to turn in a copy of the deed.

Set to open December 1st, 2025.

IEDA Member Takach made a motion to approve the application. IEDA Member Smith seconded. On vote, Chair Spivey, aye; IEDA Vice Chair Keen, aye; IEDA Member D'Amato, aye. IEDA Member Whittaker; aye.

Bee Noodled was granted meals tax through VEZ. We need them to clarify their number of employees. VEZ requires 5 employees full time. We need to contact Erin Keene and ask if she can meet those requirements.

Roadlore agreement is ready to sign.

ON GOING PROJECTS UPDATE

FARMERS MARKET

Town Manager Regon: We had three bids for the Farmers Market, one out of Ga, one out of Pa and one local. Heritage Metal came in at \$260,000 and will start construction in Feb 2026. paving-\$65,000; riverwalk-\$27,000; doors-\$50,000; pavilion, kitchen, bathrooms-\$260,000 with the total being \$402,000.

DISCUSSION: JOINT MEETING WITH COUNCIL AND PLANNING COMMISSION

Jordan Dillion with CPPD attended and spoke about a possible project for the Riverside Drive property we call the bat house.

CPPD represents 4 counties; Tazewell, Russell, Buchanan, Dickenson

ARC-US EDA work Beth at CPPD

They have to have regional comprehensive plan. Goals of ARC comes from Governor

#1. Goal of ARC is to strengthen and diversify economic and business district.

If we can do this and get workforce improvement efforts there could be some good possibilities for grant dollars. It's a good opportunity for the bat house project. If the Town could partner with SVCC and TCCTC. Trades are very important on the Tech side. They could help get grants for purchasing equipment, even construction could be possibility. Discussed a cannery and culinary program. Discussed a FABLAB.

2# Goal is to strengthen community

Dr. Tamara Holmes with DHCD said to bring them sustainable project they are interested. Work force numbers are what they want to see. This is also something that fits CPPD Comprehensive plan.

IEDA Chair Spivey- discussed a tobacco commission grant.

Mrs. Dillion stated it's a 80/20 match, tobacco commission money could be part of the match for our in-kind money.

IEDA Chair Spivey-How does Bathhouse fit in for the North Tazewell project?

Mrs. Dillion-spoke about the North Tazewell revitalization, Farmers Market and Bathhouse. She stated that a population decline will happen until 2050 downtown development; we need things for people to do.

Councilmember Cline asked about small business incubators and does she have any information on incubators?

Mrs. Dillion answered yes, she does, there is one in Wise and St. Paul that does well from what she has seen. Opportunity in SWVA would be good to look at. Councilmember Cline asked where does the funding come from? Mrs. Dillion stated ARC and DHCD.

There is local government training, we can get \$50,000 when completed. The goal for these spaces is to get folks established. Get them to where they could become self-sustainable and open their own business.

IEDA Chair Spivey- example-Cosmetology rent the chair then grow the business and this space could do that. Mrs. Dillion-People that use the space can take part with cross learning how to do

business plan. Take courses then they can get seed money from VACEDA. This has to be turn around to get funding, healthcare, masonry, votech.

Councilmember Cline asked about info on cannery from county. IEDA Chair Spivey said they do have information and we can send a request to county for info. Not sure how a cannery and makers space work together but makes sense with the Farmers Market right there. Having the cannery plus the commercial kitchen downstairs. IEDA Member Takach asked what is the demand for a cannery? Mrs. Dillion stated that commercial kitchens bring opportunity for classes and to teach. The first thing to do is planning and engineering before we can get to implementation.

IEDA Vice Chair Keen- The person who will be elected to Board of Supervisors will be very interested and we would have his support. IEDA Member Smith- we have three on the Board of Supervisors support. IEDA Member D'Amato- We need to put fillers out in the community to see if they are willing to pay to use the space. That would be how we would take care of the building; they pay to use. Chair Spivey wants the bat house to be diversified. Mrs. Dillion believes this could be a game changer for our application. Getting a support letter from SVCC & TCCTC are the first steps. We will also need an MOU from them that they will be using it for their students. She stated that ARC applications are due in the spring typically in April.

EXISTING PROPERTY RUN DOWN

Chair Spivey asked the IEDA to be thinking about what they would like to do with their properties. She stated that council had given direction on the Ramey lot. IEDA Member Smith asked Councilmember Cline and Vice Mayor Beasley what they would like to see with the Ramey Lot. Councilmember Cline stated that he had mentioned selling the Gratton property and they have decided against that. He is still for multi use /sports use at the Ramey lot. He discussed having soccer and a walking track around it. He discussed having a cohesive Comprehensive Plan with input from all the committees within the town. He would like to see us set goals and go after them. IEDA Member Smith asked if he thought that fields were the best fir for the Ramey Lot, is this the best investment that we can make into the future of our kids. She stated that the kids are leaving the area because there is nothing here for the parents. Attorney Pyott spoke and said that sports are growing. Vice Mayor Beasley stated that if we could host outdoor events, sports etc, that it would be more attractive for industry. He mentioned creating a draw for companies to want to come to the Bluestone. He stated that we don't have the means ti be the front pusher but we can help make Tazewell County more appealing. It was also stated that council had not earmarked funds for the Ramey Lot.

MISCELLANEOUS

COUNTY IDA MEETING UPDATE

IEDA Member Smith stated that she attended the County IDA meeting. The county wants to have a report on the building in North Tazewell, specifically concerned about asbestos. There are some members of the IDA that are in support of the project, Chuck Presley, John Rhudy and Mr. Viers. They are concerned with parking however. Mack Payne suggested that we contact the rail road over parking because they own the right of way in the back of the building. Kurt Breeding stated that the building may not be worth it. IEDA Member Smith explained how the IEDA got the property. It was then discussed that the cannery in Wytheville breaks even and the cannery in Bland losses money. IEDA Chair Spivey stated that Karen Weber with DEQ wanted to have a site assessment on the building.

MOUNTAIN BIKING

IEDA Chair Spivey asked Manager Regon for an update on the mountain biking project. She stated that Attorney Pyott had drafted the easements however have not had a chance to meet with adjoining property owners yet. She would make sure to have a better update for next month. Attorney Pyott has not been able to make contact with Commonwealth of Virginia on their property at Gratton yet.

BILLY WAGNER PROJECT

IEDA Chair Spivey stated that there are still fund raising. They are pursuing grants from the Shott Foundation and Skews Foundation. They have raised about \$60,000. The artists are in town today. The committee will be presenting to the Town of Bluefield, they are interested in supporting the project. Manager Regon is discussing the project with VRSA insurance company.

TAZEWELL CINEMA PROJECT

Sharon Thomas will be at the December meeting to give an update on the Tazewell Cinema project.

B & W AUTO PROPERTY

Vice Chair Keen stated that he spoke to David Ball and they are doing environmental work at the site. They are not interested in selling any pieces separately.

ADJOURNMENT

Vice Chair Keen made a motion to adjourn. Motion was seconded by IEDA Member Smith. On vote, Chair Spivey, aye; IEDA Vice Chair Keen, aye; IEDA Member Smith, aye; IEDA Member Amato, aye.