

IEDA Meeting Minutes

August 4, 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 & Town Attorney, Brad Pyott.

CALL TO ORDER

Chair Spivey called the meeting to order at 4:30pm in the Town Hall Council Chambers.

MINUTES

Vice Chair Keen made a motion to approve the minutes of June 2, 2025. Motion was seconded by IEDA Member Smith. On vote, Chair Spivey, aye; Vice Chair Keen, aye; IEDA Member Takach, aye; IEDA Member Smith, aye; IEDA Member D'Amato, aye; IEDA Member Whittaker, aye.

IEDA Member D'Amato made a motion to approve minutes from July 7, 2025. Motion was seconded by IEDA Member Whittaker. On vote, Chair Spivey, aye; Vice Chair Keen, aye; IEDA Member Takach, aye; IEDA Member Smith, aye; IEDA Member D'Amato, aye; IEDA Member Whittaker, aye.

EBAG:

New Application Presentation -Megan Muncy Collins, Bohemian Grey

Megan Muncy Collins joined our meeting via zoom. She introduced herself and her business. She stated that she has three locations and her most recent being Tazewell. July 23rd held her soft opening and July 25th held a grand opening. They have been very busy. She is very appreciative of the support shown. Her business has created four jobs. She hopes to be able to have a warehouse and shipping location in Tazewell for an online presence.

It was asked to her, how many employees do you have. She answered four part time. Attorney Pyott asked how many hours. It was answered 15-25 hours each. Attorney Pyott asked who April

Smith was, as she is mentioned on the application. Ms. Collins stated that she is over the trust. Attorney Pyott stated that whoever the president/owner is needs to be who signs the paper work. Ms. Collins stated that she could get documentation showing signing powers.

Attorney Pyott stated that on the EBAG application she had applied for BPOL, furniture and fixtures and personal property incentives.

IEDA Member Smith thanked Ms. Collins for opening her business here. IEDA Member Takach suggests that she lower the number of employees on the application to two instead of four. Chair Spivey asked if Ms. Collins would amend the number to two employees and send the trust document. She explained the reporting requirement to her and said her base year would be 2026. The grant incentive will start after that. Attorney Pyott stated that it was a nine-year commitment. He stated that four years of incentives would be given and then a five-year commitment that the business would remain in business for five years.

Vice Chair Keen made a motion to approve the EBAG and include BPOL, furniture and fixtures and personal property with the number of jobs created two. Motion was seconded by IEDA Member Takach. On vote, Chair Spivey, aye; Vice Chair Keen, aye; IEDA Member Takach, aye; IEDA Member Smith, aye; IEDA Member D'Amato, aye; IEDA Member Whittaker, aye.

PENDING AGREEMENTS-BEE NOODLED, WAYFARER AND STINGERZ

Attorney Pyott stated that Bee Noodled is good to go. He sent it to us over the weekend.

Stingerz, we still need the lease agreement.

Wayfarer, is good to go.

Road Lore & Fearless Venture, also part of Wayfarer has some issues. Attorney Pyott stated that we need to talk more about these two. There needs to be more distinction between the two. What grant goes with what company. Reach out to them and tweak their application.

DISCUSSION: COUNTY IDA MEMBERS

FARMERS MARKET / CANNERY

Tim Danielson, the Economic Development Director of Tazewell County stated that the county has interest in the farmer's market. They have set aside funds for one. There is no need to duplicate our efforts. He thinks the county could support our effort. There has also been discussion over a cannery and there are concerns over a possible location for it.

Vice Chair Keen stated that we have held multiple meetings in public forum and we have also received input from the Tazewell Farmers Market. He questioned why they were just now approaching us with this information. Mr. Danielson stated that he was only here for the cannery discussion and that John Blankenship had mentioned it to him.

Chair Spivey stated they have a location in North Tazewell that is a vacant building that could be used for the cannery. She discussed the process of our projects and told what steps we have taken to get where we are now. She discussed the bowling alley and that process, our work with Dialogue and Design and now grant funding. IEDA Member Smith stated that it will not be just a farmers' market, it will be used for multiple things.

Mr. Danielson, Chair Spivey and Manager Regon met about a cannery. There has been a lot of research done by the county. They have looked at the equipment necessary and even traveled to other cannery's, such as Wythe County and Bland County. The cannery in Wytheville is managed through the school board. It was discussed that maybe SVCC would be interested in a cannery or commercial kitchen since they have the culinary program. A cannery would more or less be operational in the summer/fall with their off season being spring and winter.

Chair Spivey discussed the idea of a commercial kitchen further. The space the IEDA has could also be used as a commercial kitchen. She stated that other localities have commercial kitchens and if we decide to move forward with this idea, that we could reach out to them and learn about their commercial kitchen and the use of it. She then asked if the county was still interested in the property at Riverside Drive. Mr. Danielson said yes, he would like to schedule a tour of the building.

Rick Snapp stated that he has spoke to the farmers and they are not happy about going to riverside Drive and he said that Kurt Breeding is also against it. Aaron Kidd, the assistant manager of the Tazewell Farmers Market was also in attendance and stated that he has not been aware of any of their vendors saying this. Mr. Snapp stated that they will just continue to set up at 4 way. IEDA Member Smith stated that they would not be setting up at the Ramey lot because that would not be an option any longer. Mr. Snapp stated that the Fairground would be a great location for a cannery and farmers market. IEDA Member Smith asked what his suggestion was for the Riverside Drive property and he replied he didn't know. Daniel Lester stated that he has spoke to Christy and she said that they have no money for anything and the town reached out to them and they were interested because no one else had reached out to them and that they don't like the location on Riverside Drive. Manager Regon asked who Christy was. Was he referring to Christina Bolias? He answered yes. She then asked when did the talk to her. He answered a couple months ago. She informed him that there had been a meeting just last week and Ms. Bolias assured us that they were on board with our project and happy to be included in the process and looking forward to seeing it complete so they can relocate their market there. He stated that he is concerned about parking and that it wasn't big enough. We then showed them the layout prepared by Dialogue and Design.

Chair Spivey stated that the pavilion is the cornerstone of the North Tazewell projects. North Tazewell doesn't just stop with the pavilion. Mr. Lester stated that what was being presented to him right now is not what has been told to him. Mr. Snapp stated that no one knew about the community meeting that was held. Chair Spivey stated that we put notice out a month ahead of time and it was in the news letter which is in with each water bill the town sends out. She also stated that we have been good stewards of the funds we have received and we have local support for this project. Our town has been very strategic to get people here and to spend a day in our town. Mr. Snapp stated that \$700,000 could be spent better at the Fairgrounds working with the county. Attorney Pyott stated that these funds were site specific as we had also received a grant for a riverwalk. Vice Chair Keen stated that he appreciates the concern but we will continue on with our plans at Riverside for the pavilion and that the grants we received are dedicated to this project at this site.

Chair Spivey stated that we are only interested in a cannery if the county is and if they want to pursue use of the town building, we can and if not, they are welcome to seek another location. Mr. Kidd stated at first it was questionable however, they are all on board and they have grown this year and their vendors are very excited about the project.

IEDA Member Smith stated that revitalization efforts have been ongoing since 2014. IEDA Member D'Amato asked how we can improve communication between the town and the county IDA's. Attorney Pyott suggested sharing agendas. IEDA Member D'Amato suggested having a quarterly meeting with all the IDA's in the county. Mr. Danielson stated that the county IDA meeting will be held on Wednesday at 2:30pm in the Board of Supervisors room. Chair Spivey asked if we wanted to continue the discussion. The meeting continued with the next agenda item.

PROPOSAL: RESEARCH MILK PROCESSING PLANT

IEDA Member D'Amato stated that Charlie Pruitt had closed his dairy. He was having to travel to Winston Salem to haul milk. Mr. Snapp stated that he was having the same problem and trying to find other options. He needs a processing plant. Mr. Danielson suggests putting a part in the cannery for bottling dairy. Chair Spivey asked what is something small scale that would help Mr. Snapp. He stated that he has looked at the equipment and it costs about \$250,000. Mr. Danielson stated that we could keep working toward the cannery idea. Bob Gemmel who was in attendance stated that Tazewell had a cannery once and asked if anyone knew why it failed. He encouraged the group to research it. They asked him if he knew why it closed. He said yes, it cost to use it and people couldn't afford it, then the county had to subsidize the cost.

ONGOING PROJECT UPDATES

MARINUS FAMILY REQUEST- there is no update at this time. The wall was voted on to go to the Thomas'. Jim Ribble will redon the plat for them to clarify.

RAMEY LOT AND RIVERSIDE DRIVE PROPERTY

Attorney Pyott stated that he has recorded the deed for the Riverside Drive property and it is now in the IEDA's name. Before the next meeting the other deed will be done for the Ramey property. Chair Spivey stated that we will need to set a time to tour the building with the county IDA.

FARMERS MARKET GRANT UPDATE

We will have a call on August 11th with the Tobacco Commission to serve as our kick off meeting on our grant. Manager Regon has spoken to Heritage Metal and they are looking at the site and will be giving us a quote.

FARMERS MARKET LEADERSHIP UPDATE

Chair Spivey stated that we are having regular calls with the manager and assistant manger of the farmers market and they have been very involved throughout the process of this project. Mr. Gemmel stated that he just wanted to tell Chair Spivey that she does a fantastic job informing council of progress and items the IEDA is working on and working with council to allocate funds to this project. Mr. Kidd stated that during their kids bucks event they had 75 kids that participated. They had \$5 for them to spend at the market. The farmers market vendors are very happy with the progress and project. The farmers that Mr. Snapp was referring to do not participate in their farmers

market, they set up at Farm Bureau. Councilmember Zach Cline was in attendance and stated that the Shott Foundation meets in September and maybe we could look into that for signage for the pavilion. Vice Chair Keen state that he spoke with B & W. They are talking to someone named Tommy about buying the property. He told them if it falls through to please contact the IEDA.

MISCELLANEOUS

TOWN OF TAZEVELL MOUNTAIN BIKING PROJECT

Manager Regon stated that she had a meeting with IMBA (International Mountain Biking Assoc). They discussed the maintenance plan aspect and they stated they could help create champions of the trail and have a trail day where general maintenance was performed. Attorney Pyott stated that he needed the tracts that we wanted easements on for the Hunters & Gillespie's.

BILLY WAGNER PARK TRIBUTE

Chair Spivey stated that Lighthouse Engineering had completed the core drilling at the site and it got a good report. Next fundraising for the project was discussed. If anyone would want to donate, there is a bank account at National Bank and they can mail checks to Town Hall and in the memo line write Brick Paver Fund Raiser. So far there has been almost \$1,000 from pavers raised. The raffle from Main Street Moments raised \$1,000 also. Corporate Funders will be approached. There has been good press on the project. A paver is \$120 with text, \$150 with a picture and text. Brochures on the project will be done soon.

Attorney Pyott is suggesting a line of credit be established so there would be funds available to pay invoices when they come in. He will be coming to council to ask for their approval. The artist contract is \$150,000. It includes all material for the statue. The committee recommends \$50,000 for the line of credit.

IEDA Member Smith asked if all the IEDA had to do with the project was that it was on IEDA property. Attorney Pyott answered yes, they don't have to do anything, the committee is taking care of everything else. Chair Spivey stated along with a line of credit she would like to set up a PayPal account. Vice Chair Keen made a motion for Chair Spivey to sign the line of credit at National Bank. IEDA Member Whittaker seconded the motion. On vote, Chair Spivey, aye; Vice Chair Keen, aye; IEDA Member Takach, aye; IEDA Member Smith, aye; IEDA Member D'Amato, aye; IEDA Member Whittaker, aye.

Attorney Pyott stated that the name of the account is Town of Tazewell Wagner Project. Chair Spivey stated that the PayPal account would be set up the same way, to go into that account. Attorney Pyott stated that he deposited \$1085 into the account from Main Street Moments. Vice Chair Keen made a motion for Chair Spivey to set up a PayPal account. Motion was seconded by IEDA Member Whittaker. On vote, Chair Spivey, aye; Vice Chair Keen, aye; IEDA Member Takach, aye; IEDA Member Smith, aye; IEDA Member D'Amato, aye; IEDA Member Whittaker, aye.

Chair Spivey stated that Clinch Valley Printing made stand up banners for them and donated it to the project. Councilmember Cline asked what kind of support the committee was going to ask for from the town. Attorney Pyott stated he would like to see 10% of the cost covered by the town and 10% of the cost covered by the county. They will be asking for \$25,000 from each split between

two budget years. It would be a total of \$12,500 from each budget. Councilmember Cline asked if they were going to go after corporate sponsors such as the Astros, MLB? It was answered yes. Attorney Pyott stated that they hope that Ferrum College will donate. Others that will be asked include, Rawlings, Little Slugger Bat, Nike, Dicks Sporting Goods, Tops Baseball Cards. He stated that they don't want to ask Billy's former teammate or friends. IEDA Member Smith asked if they would want some pictures from local people that attended the hall of fame induction. Attorney Pyott stated that would be great, he can't promise that they would be able to use them but it would be great to have.

IEDA CLERK

Manager Regon stated that Sabrina Schooley that was the IEDA clerk was no longer with the town and that we would be getting a new clerk soon for the IEDA.

ADJOURNMENT

The next scheduled IEDA meeting falls on Labor Day. The meeting will be moved to Monday, September 8th at 4:30.

Motion to adjourn was made by Vice Chair Keen. Motion was seconded by Chair Spivey. On vote, Chair Spivey, aye; Vice Chair Keen, aye; IEDA Member Takach, aye; IEDA Member Smith, aye; IEDA Member D'Amato, aye; IEDA Member Whittaker, aye.

Meeting adjourned at 6:40pm.