

IEDA Meeting Minutes

September 8th, 2025

Present:

IEDA Chair Cara Spivey
IEDA Vice Chair Glen Keen
IEDA Member Susan Whittaker
IEDA Member Justin Takach
IEDA Member Alicia Bales
IEDA Member Tammy Smith

Absent:

IEDA Member Lucie D'Amato

Staff members present were Town Manager, Leeanne Regon & Town Attorney, Brad Pyott.

CALL TO ORDER

Vice Chair Keen 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 August 4th, 2025. Motion was seconded by IEDA member Takach. On vote, Chair Spivey, aye; IEDA Member Smith, aye; IEDA Member Whittaker, aye, Vice Chair Keen, Aye, IEDA Member Takach, Aye, IEDA Member Bales, Aye.

EBAG:

New Application Presentation -Chad Hutchins-Uncharted Adventures, LLC

Chad Hutchins currently has 2 locations already in operation in West Virginia. Uncharted Adventures specializes in power sports with items such as, ATV'S Tractors, RV's Bikes, Trailers, Boats, Campers, Mowers with service for most mowers. Mr. Hutchins also plans to add a clothing line that is Veteran owned at some point in the future.

Chair Spivey gave details of how the EBAG works.

Mr. Hutchins has 3 employees currently at the Tazewell location, 1 full time and 2 part time. He stated that he feels it would safe to say he would have at least 6 employees by the first of the year. His Brushfork location employs 16, 2 at the Mercer Mall location.

Items on EBAG they applied for: BOL, F&E, PP

Grand Opening was Saturday Sept. 6th and 3 items were sold that day.

Attorney Pyott requested a copy of the lease agreement/management agreement to process and who has the authority to sign. IEDA Chair Spivey also requested the wet ink copy of the application.

Mr. Hutchins remarked that they were still in need of computers, especially for the service techs, some small tools and sheet rock, currently using peg board.

IEDA Member Takach asked Mr. Hutchins if he were leasing. Mr. Hutchins: Yes, from Sharon Thomas with a 5-year agreement.

IEDA Chair Spivey – Motion to approve EBAG application pending remaining documents are turned in.

IEDA Member Bales – Second the motion

On vote, Chair Spivey, aye; IEDA Member Smith, aye; IEDA Member Whittaker, aye, Vice Chair Keen, Aye, IEDA Member Takach, Aye, IEDA Member Bales, Aye.

LIST OF AGREEMENTS:

BEE NOODLED:

Erin Keene from Bee Noodled is good with EBAG agreement. Stated that we need the VEZ meals tax agreement. Attorney Pyott will draft.

WAYFARER:

Applications were clarified and will be getting those to Attorney Pyott.

STINGERZ:

Waiting on lease agreement.

BOHEMIAN GRAY:

No update, they have not turned in other documents.

MARINUS:

No update since last meeting.

Attorney Pyott-probably going to be on hold for a while. Curb and steps/supports on IEDA property/drainage curb on IDEA property, needs addressed.

RAMEY LOT:

Attorney Pyott- tomorrow night at the council meeting will be the second reading for platting amendment.

IEDA Member Bales- What is the plan for the debris post hurricane still on site?

Manager Regon- there has been a staffing shortage with all the projects going on

IEDA Vice Chair Keen- Are public works out of the building?

Manager Regon- They have been working on it, not totally out. They have been told they have until the end of Dec.to get everything moved.

RIVERSIDE DRIVE PROPERTY:

Chair Spivey-Spoke with Jordan Dillon, with Cumberland Plateau Planning District and suggested a Fabrication Lab or “FABLAB”. These could consist of things like a Cannery or commercial kitchen for example. This would be a project that could potentially include Tazewell County, Cumberland Plateau Planning District, SWCC as well as ourselves, the IEDA.

IEDA Chair Spivey showed a video of Makers Space where FABLAB’s consisted of multi-functional buildings that housed classes on “how too’s” for things like, construction tools, 3D printers, computers, may even bring in tech that our citizens can access.

Jordan Dillion and Tim Danielson suggested Taz Co Career & Tech Students could use this and also the cannery could draw county wide or multiple county use.

Jordan Dillion spoke with SWCC President and they are willing to work with us on this project.

The commercial kitchen would be used in training people who would learn skills to help them in obtaining employment in our local restaurants, supporting them.

It is not being proposed however that Town of Tazewell manage the FABLAB.

Downstairs could act as the Agricultural and Food Science aspect and the upstairs could be for things like Trade and Technology.

We need to be good stewards with this building and ensure that it is kept up and put to use in an effort to support upcoming entrepreneurs. There is potential there to help build our town by giving children a place to gather, to harbor creativity, teach life skills that can carry into employment or business ownership. The public can come together and learn new skills for our seniors and can attract existing businesses into the area.

We need to invite leaders and citizens to give ideas on what to do with the space.

CPROP-50,000.00 CPPD

Jordan Dillion- suggested applying for ARC Power-Partnership for Opportunity and Workforce and Economic Revitalization.

IEDA Chair Spivey- We have to be invited to apply and what we would like to have is a planning grant. For engineers, architects, to help us know what is needed to make it USDA approved for cannery/commercial kitchen, ADA compliant.

CPROP would be matching the grant for engineering and feasibility

Discover what the building could be and/or best use of the building.

AUDIENCE QUESTION:

Is this something the public could use? Pay to use? IEDA Chair Spivey-Yes, membership based perhaps or have a key fob access point with monthly membership fees.

Who is going to be responsible for this? If Southwest CC wanted to have a culinary program they would manage the space for example.

Farmville runs a non-profit cannery. We could have a non profit for us as well.

SWCC could provide oversight for the commercial kitchen.

Audience: Would membership help fund to keep the project going? IEDA Chair Spivey-Yes it would help.

IEDA Member Bales to Manager Regon- could CPROP be used for any other projects?

Manager Regon-Only other project asked about using CPROP funds is Pavilion. The pre-bid meeting left me hopeful that funding will be able to cover the bids we get in.

IEDA Member Bales- Restaurants entrepreneurs, great! With that said, people open the restaurants but they need a program to teach them how to operate one so that they are able to remain successful and grow. Also, they need to have service training to help train their employees. This something that could be included with the “FabLab” perhaps.

Audience: Is this something that the county would have to fund if membership doesn’t cover cost? How would the overhead cost be covered?

IEDA Member Takach: First of all, we don’t want to see the building sit empty for long because it will become lost like the bowling alley.

IEDA Chair Spivey: Is this something IDA wants to try to do?

IEDA Member Takach: We could hold a community meeting to see what folks want to do with it.

IEDA Vice Chair Keen: I'm not for a cannery, but if we do multiple things I would be more open to it because it's not just one thing we are relying on.

Main Street hosts the University of Mass. STEM class once a year. There were 60 kids at an event mine included! If we could open up the upstairs to STEM that would create a whole new world to kids. Would be worth to have this class once a week for our kids.

IEDA Member Takach: I agree that a cannery is to focused but need more items there to support.

IEDA Chair Spivey: We make this decision and when we start accessing the need as we did with the Farmers Market, we had very detailed planning activities where there were experts in the room, we weighed our pros and cons, weighed our options and everything came together and I want us to do the same with this.

IEDA Vice Chair Keen: Motion to explore a "FABLAB" at 1616 Riverside Dr.

IEDA Member Bales: The whole STEM including arts concept for this community feasibility has already been done for Main St. I don't know if we would be able to get that document or not but that has already been vetted as something that would be beneficial for the community. We could take the concept from that study and apply it.

IEDA Chair Spivey: IEDA members came in 2023; we have worked really hard and imagine what 2027 could be! What could we accomplish!?

We could talk to others that have a FabLab, have community meetings, have companies tell us what it could be. These FabLab's work in small communities, the ideas are endless.

IEDA member Whittaker: 2nd the motion

IEDA Chair Spivey: Any continued discussion?

IEDA Member Bales: Explore means what?

IEDA Chair Spivey: Going to council asking for resolution of support. Going to seek support for a planning grant.

Manager Regon: We have several interested in exploring the idea, Town of Tazewell IDEA, with support we could have the Town Council, SWCC, Tazewell County IDEA, & Cumberland Plateau Planning District.

All in favor, Chair Spivey, aye, IEDA member Smith, aye, IEDA member Whittaker, aye, IEDA member Bales, aye, Vice Chair Keen, Aye, IEDA member Takach, aye.

FARMERS MARKET UPDATE:

Manager Regon: Bids are due Sept. 19th at 2:00pm, on Sept 22nd at 10:00am we will be reviewing bids.

One at our pre-bid meeting was local, in town, one was from Pennsylvania and one from Wytheville. We liked the Pennsylvania structure. We met and went down to the site. They had lots of questions. We did find that the slab at site in part is deteriorating.

We added what is called an Ad alternate. In essence, this is what that entails. We want the structure bid, bathroom and prep kitchen bid as well, but we're not locked to having both awarded. Which means, the bid for structure and restroom but if the funds run out just in the construction phase, we are not forced to include the restrooms at that time.

MOUNTAIN BIKING:

Attorney Pyott: Sent easement for the town to review. Trying to get Comm of Va to get easement for their property.

BILLY WAGNER:

IEDA Chair Spivey: Paint night fundraiser is Sept 18th with Beth Elswick at the Legion Building.

Attorney Pyott: Sculpture is underway. We have a grant for the documentary of the project and Jorge Ray; videographer will be videoing the process. He will be attending the next council meeting.

MISCELLANEOUS:

IEDA Vice Chair Keen: Dave Ball at B&W said they are out of the building now. He has contact info for Dave. Possible conversation upcoming with hope of acquiring the property. We would like to have that space for parking, could help with "FabLab".

Jacqueline Wimmer is a custom cake baker from Claypool Hill area and wants to know what projects are going on and she wants to be in the know for future endeavors. She would like to be able to help and be involved. Jacqueline also commented that as she deals with a lot of the public in the area, she feels that one of the most important things she has found is that people are looking for things that their kids can get involved in locally. She felt that STEM would be a good idea.

(STEM is a hands-on creating idea that has been successful in many areas that engage our youth and provides a safe environment.)

Jacqueline asked if teachers would be there to oversee? She is interested the county IDA and her husband, Lance Wimmer, has a business and is on their planning commission.

ADJOURNMENT:

Motion to adjourn was made by Vice Chair Keen. Motion was seconded by IEDA member Takach. On vote, Chair Spivey, aye, IEDA member Smith, aye, IEDA member Whittaker, aye, IEDA member Bales, aye, Vice Chair Keen, Aye, IEDA member Takach, aye.

Meeting adjourned at 5:56pm

