

IEDA Meeting Minutes

March 2nd 2026

Present:

IEDA Chair-Cara Spivey

IEDA Member Rick Alley

IEDA Member Alicia Bales

IEDA Member Tammy Smith

IEDA Member Lucie D'Amato

Absent:

IEDA Member Daniel Ingram

Staff members present were Attorney Brad Pyott and Town Manager LeeAnne Regon.

CALL TO ORDER

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

MINUTES

IEDA Member D'Amato made motion to go into executive session. Seconded by IEDA Member Smith. On vote, IEDA Chair Spivey, aye; IEDA Member Bales, aye; IEDA Member Alley, aye; IEDA Member Takach, aye.

IEDA Member Alicia Bales made the motion to come out of Executive Session; IEDA Member Justin, second. On vote, Chair Spivey, aye; IEDA Member Alley, aye; IEDA Member Smith, aye; IEDA Member D'Amato, aye.

IEDA Chair Spivey read Certificate of Executive session; roll call; vote, IEDA Member D'Amato, aye; IEDA Member Takach, aye; IEDA Member Bales, aye; IEDA Member Alley, aye; IEDA Member Smith, aye.

IEDA Member Bales made a motion to approve the minutes for January 2026. Motion was seconded by IEDA Member D'Amato. On vote, Chair Spivey, aye; IEDA Member Alley, aye; IEDA Member Smith, aye; IEDA Member Takach, aye.

EBAG/VEZ

Zach Cline- Peak Valley Wealth was established in 2008 by Ben Shrader with a team of 5. This is an FCC registered firm with a goal to become a regional firm. We are applying for Business License EBAG based on Towns website and appreciate your consideration.

IEDA Member Takach made a motion to accept the application. IEDA D'Amato seconded. On vote, Chair Spivey, aye; IEDA Member Bales, aye; IEDA Member Smith, aye; IEDA Member Alley, aye.

IEDA Chair Spivey- Attorney Pyott will draft the approval letter.

IEDA Chair Spivey-The January meeting we discussed our goal to revise the EBAG and VEZ application. One of the biggest changes is having the code attached to the application. We must have a full application filled out and complete before we schedule the IEDA presentation.

IEDA Member Takach made a motion to approve IEDA EBAG application form and VEZ form as presented. IEDA Alley seconded. On vote, Chair Spivey, aye; IEDA Member Bales, aye; IEDA Member Smith, aye; IEDA Member D'Amato, aye.

ONGOING PROJECTS

FARMERS MARKET PROJECT:

IEDA Member Bales-What is the plan for signage?

Town Manager Regon- We have 8 weeks to design and create signage which is part of the project and is in budget.

IEDA Member Takach- Can locals bid on signage?

Town Manager Regon-Yes.

Town Manager Regon- What do we want the sign to look like? Do we want metal or wood?

IEDA Chair Spivey- The name if the market is going to be Clinch River Pavilion and the signage should match the style of the building.

IEDA Member Bales- Placement should be in the middle of awning at the top.

IEDA Member D'Amato- By keeping the name CRP it opens the space up to other purposes than just the Farmers Market.

Town Manager Regon-We only have 8 weeks to be ready for the Grand Opening-Ribbon Cutting on May 1st. Farmers Market is set to start on May 2nd.

IEDA Chair Spivey to Attorney Pyott- We need a formal agreement with Tazewell Farmers Market that spells out usage days and times. The Farmer's Market is also wanting a small storage building in the back right corner which will have to be requested and IEDA would have to approve.

IEDA Member Alley- Will this be rentable?

Town Manager Regon- Yes and handled through the town hall.

Town Manager Regon-hard dollars spent was \$176,808.57. Has to include town workers time – in kind match. The total we had to spend was \$620,627.00

Discussion regarding doors that would allow for winter events.

Town Manager Regon- There are phases and that will be included at a later time.

PART B ONGOING PROJECTS:

IEDA Chair Spivey- Town Council allocated \$30,000 for 1616 Riverside Dr and \$30,000 for the Ramey Lot. Jordan Dillon may know someone at VT that may do engineering Pro Bono to show what the space could be used for.

IEDA Member Takach-one thing I am concerned about is the road and safety.

IEDA Chair Spivey- We are so early in the planning stages that we have time to address this and any other issues that may arise.

IEDA Chair Spivey- I will reach out to Jordan and get a status update and find out if she has reached out to VT.

MISCELLANEOUS:

IEDA CHAIR Spivey: Comprehensive Planning Committee did not meet in February.

MOUNTAIN BIKING PROJECT:

Town Manager Regon- Executive Assistant Reeves and I are working on the grant application which is due next week. Council gave me direction at our last meeting and we are working on that.

Attorney Pyott-Access is there and does not have to have a new easement. However, it would be better to use the road that was there.

BILLY WAGNER PROJECT

Chair Spivey-We are still fundraising and will have a 5K Saturday the 14th at 5:00 with an after party at Wayfarer. Golf tournament is scheduled for April 24th. Billy Wagner is supposed to going to see the sculpture on the 17th.

Attorney Pyott- There should be construction plans by months end and demolition to begin May 1st with the deadline being July 1st. October 17th is the scheduled dedication.

Grant applications- Short, Ratliff and Schews.

Construction plans-Dick Landreth

Meeting Bill Thompson Wednesday morning 9:00am at site.

March 15th is when the next payment is due and we are current on payments

Deadline for paver orders in June of 2026 and next meeting is Wednesday at 4:30pm.

MISCELLANEOUS:

Doc Witten house-Vandyke's asked town to accept donation of the Doc Witten House and Council accepted.

Attorney Pyott- Thoughts on the idea of making it an AirBNB?

Council member Cline- We missed an opportunity to say thank you to the Vandyke's. We should bring them to the Grand opening of the Pavilion, perhaps do so at the ribbon cutting.

Council member Cline asked Attorney Pyott if we needed to deed the property to the IEDA or Town of Tazewell?

Attorney Pyott- It will go to the Town and they will give information on what can be done with it.

IEDA Member Bales- What about a STEM Lab for kids?

Attorney Pyott- Roger wants to keep Doc Witten's legacy intact. When deciding future of the site we should keep that in mind.

ADJOURNMENT

IEDA Member Takach made a motion to adjourn. Motion was seconded by IEDA Member Bales. On vote, Chair Spivey, aye; IEDA Member D'Amato, aye; IEDA Member Alley, aye; IEDA Member Smith, aye.

Adjourned at 5:30 p.m.