

IEDA Meeting Minutes

April 6, 2026

Present:

IEDA Chair-Cara Spivey

IEDA Member Rick Alley

IEDA Member Tammy Smith

IEDA Member Alicia Bales

IEDA Member Lucie D'Amato

IEDA Member Justin Takach

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 Takach made a motion to approve the minutes for March 2nd 2026. Motion was seconded by IEDA Member D'Amato. On vote, Chair Spivey, aye; IEDA Member Alley, aye; IEDA Member Smith, aye; IEDA Member Ingram, aye; IEDA Member Bales, aye.

EBAG/VEZ

IEDA Chair Spivey- We have received the application from Peak Valley Wealth and Attorney Pyott has provided a copy of the agreement letter that will go out via the mail as well as the agreement document that Peak Valley Wealth applied for BPOL only. We already voted on this but just wanted to get a second pair of eyes on it.

Our new applications are available now on the website thanks to Executive Assistant Reeves.

ONGOING PROJECTS

PART B ONGOING PROJECTS:

RAMEY LOT:

IEDA Chair Spivey- Town Council allocated \$30,000 for IEDA to begin planning work for the Ramey Lot with the hopes of this becoming a multi-use park. Jordan Dillon put us in contact with an architect professor, Kevin Jones from VT. IEDA Member D'Amato had a zoom call with Kevin Jones where he gathered information about the project, our town and our vision. Last Wednesday Kevin actually came for a site meeting. Chris Hurley attended the meeting and furnished Kevin with maps to take back to Blacksburg with him. Also in attendance was Town Manager Regon and Executive Assistant Reeves. Mainly to get eyes on the town and the property and to help guide what might look best at the site. His students are very hands on when obtaining ideas and drawings. We expect to have some idea of his fees in the coming weeks and we anticipate they will be under \$10,000.00. He will provide drawings and then we will give feedback. This will go back and forth a few times and once we have a plan then we will bring it before the community for feedback there once we have something that we like. One idea that Susan had was as we phase the approach of the Ramey Lot is having a new LED sign similar to the one, we have at the fire department. Maybe not in phase one but we will plan on it and designate a phase for that placement.

IEDA Member D'Amato-The meeting with Kevin went really well. He asked a lot of good questions and had us think outside the box.

IEDA Chair Spivey- Getting back to what is important for our Ramey's Lot project, I think the track component is important for our elderly community and Kevin used the phrase, a multi-generational space so there are areas for all generations to participate.

IEDA Member D'Amato-One thing that I seen that Carillion might be interested in is a Senior Playground. Not only included equipment but classes that offered things to get seniors outside and active.

IEDA Chair Spivey- In March I attended a meeting where Carilion offers grants-we were not yet at a place for applying but good to know that in the future when we are ready to begin, we can apply for the grant.

IEDA Member Bales- The purpose for the grant applied for has to tie into community health needs. When we are ready for implementation and can apply for the grant, there will still be a need.

IEDA Chair Spivey- to the new members- Karen Weber with the VA Dept of Environmental Quality is how we got started with being more intentional with the bowling alley property and the Ramey lot is a Brownfield.

FARMERS MARKET PROJECT: CLINCH RIVER PAVILION

Town Manager Regon - parking lot-grade work starting in the morning. Prep kitchen starting electrical started today. Riverwalk, we have $\frac{3}{4}$ done. Concrete work is being done in house.

Town Manager Regon- We have 2 spaces on either side of the pavilion for food trucks. Do we charge a fee for using the space? We have electrical available, water, trash cans etc.

IEDA Member Takach-Bluefield City Park they have cabins that are fully equipped as well as food trucks, can we find out what they charge?

IEDA Chair Spivey-They do charge for their shelters according to their web page.

IEDA Member Bales- food truck- only when the market is or can they be there randomly. Would they have access to the water and electric?

Town Manager Regon- they would need to register with the town.

IEDA Member Bales-Can people set up at random, separate from the Farmers Market with access to the water and electric?

Town Manager Regon-Yes, they should.

IEDA Chair Spivey- Any event should register with the town and schedule reservations.

Town Manager Regon- Our software is already set up to schedule reservations after it is open.

IEDA Member D'Amato- Does the Farmers Market have access to the food truck spots or is that separate?

IEDA Chair Spivey-I think from the town collecting food tax prospective if the food truck is an additional vendor along with a booth, they need to register so we know when they are there. They are in good standing with the market to be there during the Farmers Market days, they should register with the town and are required to pay food tax.

Town Manager Regon- If the space is reserved by an individual, the food trucks would not be allowed to be there.

IEDA Member Smith- let's say I was going to have a car show, are you going to limit how many food trucks you can have there and how would you choose?

IEDA Chair Spivey-I think it would be a first come first serve.

Town Manager Regon-if they want to bring a generator and set up that way, they could. But we have two designated spots.

IEDA Member Ingram- Are they going to be paying daily or can they rent weekly?

Town Manager Regon-\$100.00 for 24 hours. In Va the rule is, as an example, if a food truck is registered in Richlands and they set up in the town of Tazewell they do not have to have a business license for 2 years. They have to pay food tax but are not required to have a business license.

Town Manager Regon- during the town budget meeting we discussed rates and it was either \$150.00 for 4pm-10pm on Saturdays or allowing the entire day for \$150.00. When we pin down the amount and times. I will email everyone what those rates are.

IEDA Member Bales- Are there other communities like Abingdon or Grundy that have similar spaces where food trucks set up that could offer a bench mark to see what to charge. We don't want to make the amount so high that no one wants to use the Pavilion.

IEDA Chair Spivey to Town Manager Regon- if you want to gather information on what other locals charge for similar spaces then we can discuss that via email.

IEDA Chair Spivey- While we are on the subject of food trucks, Town Manager Reagon was contacted a couple of weeks ago from someone wanting to use the Ramey Lot and I said no because I feel like we don't want this to be a regular request and we need to break away from this type of activity and we are moving the Lot forward with a new identity. If there are people who want to use town property, they can use the CRP or the train station parking lot if they allow it. I wanted to ask if you feel we should allow random groups to pop up and use the Ramey Lot?

* All agree that the space should not be used by random groups *

IEDA Member Bales- We have created spaces for that purpose that they can use.

Town Manager Regon- I was approached by someone who wanted to have the 4th fest at the Ramey Lot.

IEDA Chair Spivey-I don't think that's safe.

* All agree that having the July 4th fest at the Ramey Lot is not a good idea*

ONGOING PROJECTS: RIVERSIDE PROPERTY

IEDA Chair Spivey- Jordan Dillon helped us submit a letter of intent to apply for planning money through ARC Power, we have not heard back from her as of yet. The projected scheme for that is that Jordan would tell us we were allow to apply and then she thinks it would probably be in May. We would do a planning Grant application for just the 1616 Riverside property.

IEDA Member Smith- Have we spoke to the county about using the B&W property for parking?

Town Manager Regon-They were planning on using the parking as well but suggested they may be able to work out a parking agreement.

IEDA Chair Spivey- CDBG implementation grant for the Riverside Dr. To recap, the town has a planning grant that covers a block of riverside dr that includes the 1616 and all of the warehouses in North Tazewell. Did all the property owners sign an agreement that they would participate if selected?

Town Manager Regon-Last week while Executive Assistant Reeves and I were looking at the final budget that Hill Studios had given us we found that some of the information was not correct and we reached out to have that corrected. Jordan said at our community listening that it should not cost the property owners however the budget that Hill Studios gave us showed that some of the property owners were still paying for some of the maintenance. We also found that a couple of buildings were going to be torn down but had been listed to have work done to them. There isn't any need to put money in them if they are going to be torn down. Jordan allocated that money to some of the folks that were going to have to pay. She sent it back to Hill Studio but we haven't heard back from them yet.

IEDA Chair Spivey- Any other questions about the Riverside Property?

Town Manager Regon-one of the property owners was interested in selling us his property. He gave an amount and an individual with the administration was going to see if that amount could be brought down. Haven't heard anything about that yet.

IEDA Chair Spivey-would the property owner be interested in a write off letter?

Town Manager Regon- The property owner did say that it was costing them to have the property so that may be an option.

IEDA Member Smith- In Roanoke they have an area that has a bowling alley and game room, social area with the old pin ball machines. You only need 60ft for a bowling alley. Just throwing it out there as an idea for the space.

IEDA Member Bales- There is a place in Abingdon called the Market Commons on Main St. The Riverside Dr area would be perfect for something like that where year-round local vendors could gather and I think that would complement the Farmers Market not take away from it.

MISCELLANEOUS:

IEDA Chair Spivey- Comprehensive Plan Sub-Committee is meeting at 5:30, we're going through goals and objectives and Town Manager Reagon is getting prices on that. We are partnering with Council and the planning commission.

Discussion to have our next meeting at the Clinch River Pavilion May 4th; all agree

MOUNTAIN BIKING PROJECT:

Town Manager Regon-I have submitted grants. They are under review and expecting a phone call soon to review.

Town Manager Regon to IEDA Member D'Amato- A letter was sent to property owners regarding an easement. They have not taken it before the board yet.

IEDA Member D'Amato-Do we need to hear back by a certain date?

Town Manager Regon- Ideally by our next IEDA meeting on the 4th of May.

BILLY WAGNER PROJECT

IEDA Chair Spivey to Attorney Pyott- Are there any updates on the Billy Wagner Project?

Attorney Pyott- The statue is now about 90% complete. We go back in a couple of weeks for final approval. The little league parade is Saturday and we will be set up there for our brick sale. There are about 960 spots available. Bricks are \$120.00 for 3 lines of text or \$150.00 for 3 lines of text with an icon.

The vocational school is going to making benches.

IEDA Member Ingram Is there a deadline for the brick sales?

Attorney Pyott-June 19th is the last day for sales. May 18th is going to be the groundbreaking and October 17th will be the dedication.

ADJOURNMENT

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

Adjourned at 5:31 p.m.