

IEDA Meeting Minutes

May 4th 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.

Tazewell Today Executive Director Emily Davis

CALL TO ORDER

IEDA Chair Spivey called the meeting to order at 4:30pm at the Clinch River Pavilion.

MINUTES

IEDA Member Takach made a motion to approve the minutes for April 4th 2026. Motion was seconded by IEDA Member Ingram. On vote, Chair Spivey, aye; IEDA Member Alley, aye; IEDA Member Smith, aye; IEDA Member D'Amato, aye; IEDA Member Bales, aye; IEDA Member Takach, aye.

ONGOING PROJECTS

FARMERS MARKET PROJECT: CLINCH RIVER PAVILION

IEDA Chair Spivey-The farmers market grand opening Saturday was a huge success. The entire day stayed packed.

IEDA Member Bales- I came back several times and it was packed each time. My concern though is the parking.

IEDA Chair Spivey to Town Manager Regon- I know the parking area is supposed to be stripped, do we know when?

Town Manager Regon- I do not know when but we are working on getting some prices.

Town Manager Regon- We had 189 cars here at the grand opening!

IEDA Member Takach- Are we doing signage off the 4-lane and the end of Tazewell Avenue?

Town Manager Regon- We actually tasked the Farmers Market with way finding signs. On Friday, Tamera Neo presented them with a check from Farm to Table for over \$4000.00 to do signage.

IEDA Member Takach- signage on 460 is VDOT responsibility. Where Tazewell Ave and Fincastle meet would be a good place for CRP signage. Coming off 460 at McDonald's would also be a good place.

IEDA Chair Spivey- budget wise are we still good?

Town Manager Regon- there is still money left, I don't remember exactly how much but I think around \$40,000.

IEDA Chair Spivey- Aside from the stripping, is there anything else that needs to be purchased?

IEDA Member Takach-Is there lockable storage on site?

Town Manager Regon-all three of the existing doors do lock. I do have a concern with if these doors are left open that it may attract drug use or homeless to set up camp. But if we keep them locked and you have a rented event or people come here on their lunch break and want to use the restroom they can't. How do you all feel about the police doing as they do for Lincolnshire and coming by and unlocking in the morning and locking at night during their rounds?

IEDA Member Bales-Is there any way that ceiling fans being added.

IEDA Chair Spivey-we will have to see how things are as the season gets hotter and go from there as to if a need is there for them. But the covering and breeze from the river does seem to drop the temp.

IEDA Member Takach- Having the covering is already better then what they are used to. They may feel differently next year after we see how it is through the hotter months.

IEDA Chair Spivey- I do feel however that a Wi-Fi hub is more beneficial for the community.

Town Manager Regon- I actually have quotes on how much that would be. Our IT department has brought to my attention that we may be opening ourselves up to problems. If someone is using town wi-fi and they are doing or looking at something they aren't supposed to be then that is going to be on our wi-fi.

IEDA Chair Spivey-That is something we need to explore to see how we can offer Wi-fi in a safe way.

Town Manager Regon- Farmers Market requested no smoking signs or have an area for smoking and a place to put cigarette butts.

IEDA Member D'Amato- We need to get an idea list together but for now we need to say we are stripping.

IEDA Member Takach-We need to have designated handicap parking.

IEDA Chair Spivey- Baker Street side fence, there should be a small sidewalk from parking lot to to access the riverwalk.

IEDA Chair Spivey- Is it advertised that this is a rentable space?

Town Manager Regon- It is not. It has been mentioned in the newsletter but has not been publicized as available for renting yet.

IEDA Member D'Amato-CRP is already on Google Maps.

RAMEYS LOT:

IEDA Chair Spivey- We have a packet from Kevin Jones an architect professor from Virginia Tech. In this he has outlined what we get. High level summary is we will pay him \$5,800.00 and he is giving us a community discount of \$100.00 an hour for additional services. Essentially, he will give us drawings and there will be two rounds of review. Through this he will incorporate our feed back into the drawings. What I want to know is, how do you want to do this? When we did this for the Pavilion, the committee did the first review and then we had a community listening session. We should have drawings by the middle to end of this month.

IEDA Member Ingram-May be helpful for the community to be there and see it.

IEDA Member Smith-What if though someone were to get hurt? Who would be liable?

Town Manager Regon-The town would.

IEDA Chair Spivey- Why don't we plan on having the community listening session at the Train Station in late May, early June, 2 hours in the evening.

Tazewell Today Executive Director Davis-I wanted to propose having the 4th of July celebration at the Ramey Lot.

IEDA Member Takach-What are the cons of having it at the middle school?

Tazewell Today Executive Director Davis- The lot is sloped and makes it difficult for vendors and people who are watching.

IEDA Member D'Amato-Have you considered other areas? Maybe the Fairgrounds?

Tazewell Today Executive Director Davis-Fireworks company said perhaps baseball field.

Town Manager Regon-I have already signed a contract to have the fireworks at the middle school this year.

IEDA Chair Spivey-We have already voted to not allow anyone to use the Ramey Lot due to the space being unsafe for the general public to use. Town Manager Regon has told us the route 460 water project will have the road torn up and horrible to get in and out.

Executive Director Davis- Pictures show the fireworks against a full moon from when it was held in 2020 at the Ramey's Lot and was gorgeous out there.

IEDA Member Takach-I understand where she is coming from, in the future it would be a possibility to have at the Ramey's lot.

RIVERSIDE DRIVE:

IEDA Chair Spivey-1616 Riverside Dr. ARC Grant : Jordan Dillon and Susan submitted grant April 30th 2026. We are asking \$150,000.00 from ARC in planning money with the \$30,000 that the town had allocated.

Town Manager Regon- Jordan told us it had been cut how much we could ask for. Nothing that we had done.

IEDA Chair Spivey- we have letters of support from various agencies

Town Manager Regon-We had a great meeting with SVCC President and Dr of Student Affairs. They like the idea of commercial kitchen and Fab Lab as well as being in partnership for it. The

Fab Lab, we have the facilities and they have the students and graduates. I also spoke to Clint Neel if he would do cooking classes there.

IEDA Chair Spivey-May 19th we have a zoom meeting with Lindsey of Appalachian Sustainable Development. They are interested in a partnership with the Fab Lab.

IEDA Member Bales- I would like to see a retail space like the market commons in Abingdon. Having that would offer year-round opportunities for local vendors to sell their goods.

CDBG:

IEDA Chair Spivey- Regarding the rest of the block, the town is getting ready to apply for implementation money through CDBG block grant. From Lilies of the Field down, the property owners have already signed on to having their buildings improved. One of the property owners had mentioned selling their property but they may be more of a Town Council move as the IEDA doesn't have funds. We could however offer tax exemption.

IEDA Member Bales-I did have a citizen mention that they would like to see a train related mural for the North Tazewell area. Also, I am finding that as people are now seeing progress and things in the area, they are excited.

COMPREHENSIVE PLAN:

IEDA Chair Spivey- The committee has trimmed up the plan and put projects there for them to be what we work towards over the next 5 years. Town Manager Regon has a meeting tomorrow with another company for a plan quote.

MISCELLANEOUS:

MOUNTAIN BIKING PROJECT:

Town Manager Regon- I did reach out to one of the property owners and made an offer for permanent easement and they countered. I have not received further direction from council regarding that.

BILLY WAGNER PROJECT:

Attorney Pyott- Team from Texas is in South Carolina today to being molding statue. May 15th is our next fundraiser with a Golf Tournament. June 19th is the last day to purchase bricks. October 17th will be our dedication. Ground breaking at the park for May 18th is still on schedule.

MISCELLANEOUS:

IEDA Member Smith- Do we have a treasurer?

IEDA Chair Spivey- That would be Jessica Hayes, the Town Treasurer.

Town Manager Regon-Jessica Hayes and myself are signers on the account.

IEDA Member Smith-Do we have anyone who shares financial information at the meetings? I think it would be good to know what we have.

Town Manager Regon- The IEDA has \$7,000.00 and Wagner Park has \$25,000 after payment to sculpture. We can make available financials for meeting's, that's not a problem.

IEDA Chair Spivey-Council approved for IEDA members to get paid per meeting!

IEDA Chair Spivey-Our next meeting June 1st I have asked Sharon Thomas to attend and provide an update for the theater.

ADJOURNMENT

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

Adjourned at 5:36 p.m.