

IEDA Meeting Minutes

August 3rd 2026

Present:

IEDA Chair-Cara Spivey

IEDA Member Tammy Smith

IEDA Member Daniel Ingram

IEDA Member Justin Takach

IEDA Member Rick Alley

Absent:

IEDA Member Lucie D' Amato

IEDA Member Alicia Bales

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.

MINUTES

IEDA Member Ingram made a motion to approve the minutes for June 1st 2026. Motion was seconded by IEDA Member Smith. On vote, Chair Spivey, aye; IEDA Member Alley, aye; IEDA Member Takach, aye;

IEDA Member Alley made a motion to approve the July 6th minutes with Special Joint session and motion was seconded by IEDA Member Takach. On vote IEDA Chair Spivey, aye; IEDA Member Smith, aye; IEDA Member Ingram, aye.

EBAG/VEZ

IEDA Chair Spivey: There are currently no new applications at this time. I did receive an email from Rob Chandler who is the business owner of what will be known as Iron Thrones. They presented at the July town council. They are applying for an IRF loan like the one that Tazewell Cinema has currently. He was wanting to learn more about EBAG incentives. We will do as we had with the Cinema and get updates every four-to-six-month updates.

IEDA Member Takach- I think every quarter there should be an update.

IEDA Chair Spivey- We can make the updates quarterly

IEDA Member Ingram- What kind of business is this?

IEDA Chair Spivey- It is going to be located in the old Rainbow Upholstery building. They are going to be a motorcycle/ATV repair shop, merch shop with Air BNBs.

Town Manager Reagon-The council did approve for them to apply for the IRF loan of 750,000.00 for their business. That was submitted on Thursday or Friday of last week

IEDA Chair Spivey-If they are approved for that they will have to come in and give a presentation.

ONGOING PROJECTS:

IEDA Chair Spivey: I had emailed and requested an update. My understanding they are not filing for an extension.

Town Manager Regon: Sharon updated: Sharon is still waiting on some quotes but had received a quote from a company in Florida and the total was \$486,669.00 and that does not include the stage, ticketing, concessions, bathroom or exterior and is about 22% higher than Franklin. A quote from a company in NY and was higher than Florida's company. Sharon said that she is going to auctioning off equipment and trailer reels on August 26th in hopes of bringing in some money. Sharon also asked if I had any advice. I asked her if she could maybe do this in a phased approach.

IEDA Member Takach: What has to be done for it to cost nearly ½ million?

IEDA Member Smith: What else is needed that hasn't been done?

IEDA Member Takach: How much has been spent on the project thus far?

Town Manager Regon: I have an answer to what has been spent is \$564,209.43 to date. DHCD Funding that was awarded \$399,000.00 Sharon had to put up her own money to match part of that. In August of 2026 she has to begin monthly interest only payments.

IEDA Chair Spivey: Sharon makes her loan payments to DHCD and we receive the interest only payments for 2 years. She is all in for about \$500,000.00 now and about \$400,000.00 more and that is not accounted for in the loan that she has already received. So, she has to figure out a way to make the ends meet. Sharon is also not filing for an extension.

Town Manager Regon: I can circulate the paper work that shows how much has been spent and on what. I also would like to suggest that we schedule an Executive Session for our September meeting regarding our contracts.

FARMERS MARKET PROJECT: CLINCH RIVER PAVILION

IEDA Member Ingram: Aaron Kidd approached me regarding people that had been barred from the Farmers Market in the past and are attending the Pavilion and wanted to know if there were a way to have them banned from coming to the CRP? There has been a report filed with the Police that can be obtained for purposes of knowing the purpose of them having been ban.

Attorney Brad Pyott: The IEDA owns the property and though the Farmers Market has an agreement to be there on certain days and times, via the user agreement they have to maintain decorum. If someone causes a problem, they would have to call the authorities and a report filed. If they desire to have them permanently removed they would have to petition the IEDA and it would be us that would have to put that in motion.

IEDA Chair Spivey: What happened at the Farmers Market at the previous location is separate from the CRP. But if this person begins causing problems at this location, then we would need to follow procedure.

IEDA Chair Spivey: We have had a gentleman who has been staying at the Pavilion pretty much from daylight to dark. What do we need to do regarding loitering?

Attorney Brad Pyott: We could have posted hours and the police lock the bathrooms at dusk to try and help detour people from just hanging around.

IEDA Member Smith: Leave the riverwalk open but fence the sides and put a gate as you come in. This would allow space during events to sell tickets and keep control of who is coming in for these pay events.

Town Manager Regon: I don't feel that it is very welcoming and with it being an isolated issue with one person who is just hanging out, though not comfortable, he isn't doing anything wrong.

IEDA Member Smith: We don't want it to turn into a homeless camp. So, we need to do something or come up with a solution.

Attorney Brad Pyott: Unless you have an event with posted rules it is no different then him hanging around Lincolnshire. Unless he physically does something, wrong there isn't anything that can be done.

IEDA Chair Spivey: I received a call from Donna and Chris and they had an idea about the CRP and I told them to come to the meeting tonight. They haven't arrived yet but if they do before we adjourn then we will listen to what their ideas are.

IEDA Chair Spivey to Town Manager Reagon: IEDA Member Smith has been requesting a financial report can you ask Jessica Hayes to give us a rundown?

Town Manager Regon: The total IEDA budget is \$24,300.00. 15,000.00 in misc. revenue. \$8400.00 in the soccer field project. \$900.00 for a real estate tax allotment for the Barnes property.

RAMEYS LOT:

IEDA Chair Spivey. Planning for next steps we have left \$24,375.00 of what the Town had allocated for us to spend. We spoke with Karen Weber of the DEQ about pursuing funding for this project. She advised us to apply for a Brownfields revitalization assistance fund grant. We can use the funds that we have and double it to do some additional planning work. Karen advised us to decree Leeanne with the task of obtaining a quote from Trasher about mitigation, get understanding about the property if there are any risks that need to be addressed. Finally, overall cost of the construction and all that goes into it. The information we get from Trasher will be in our grant application to Karen Weber at DEQ.

IEDA Member Takach: My hope is that where this was once a dealership that there aren't any buried fuel tanks, that they were all above ground. We will be leaning heavily on Thrasher for this grant.

IEDA Chair Spivey makes a motion to task Town Manager Reagon with asking Thrasher for line-item breakdowns related to our Ramey Park so it can become the Gateway Park

IEDA Member Smith seconds the motion. On vote IEDA Member Takach, aye: IEDA Member Ingram, aye: IEDA Member Alley, aye

Town Manager Regon: I had a visit from the president of VML (Virginia Municipal League) and he was asking about what projects we had going on. He stated that something similar that they had going on in his town they had the students name the project. Just a thought as we move forward.

RIVERSIDE DRIVE:

IEDA Chair Spivey-1616 Riverside Dr. ARC planning Grant: We have not heard word yet about the Grant. Susan submitted the application for the CBDG 2.2 million for the rest of Riverside Dr for the facade improvement on July 30th.

Town Manager Regon: After we submitted for the grant Mr. Horn submitted his paperwork! Thank you, IEDA Member Smith, for the hard work on getting him on board!

COMPREHENSIVE PLAN:

IEDA Chair Spivey- The Comprehensive Sub-committee will no longer be an agenda item after today because the comprehensive plan will be done and approved by council in the August or September meeting once VDOT approves. All of our projects are in the Comprehensive plan so when we are trying to receive funding, we can simply submit our Comprehensive Plan without delay.

MOUNTAIN BIKING PROJECT:

Town Manager Regon- The purpose of the grant is to get permanent access to the property of which we do not have. I have easement but not permanent access. There is more work to be done in seeing what can/needs to be done to obtain access in order to apply for the grant.

BILLY WAGNER PROJECT:

Attorney Pyott-The weather has been slowing progress. The masons are scheduled to come in tomorrow but the area is very wet. We are waiting for quotes to install the bricks that we had been selling. We have to make a light selection; the mesh and rebar is here ready to be placed. The statue is in Texas. The inscription has been ordered for both sides. We are waiting for the signature from Billy Wagner. We are caught up on all of our expenses. The stone and crane were donated to us. We have raised right at \$200,000.00. We did not budget for the crane but that has been donated by DELRICK. John Thomas has agreed to go and pick up the brick, sand and mortar from Roanoke, agreed to go to Texas to pick up the statue and Georgia and pick up the granite. October 17th is still the planned date for our dedication. Invitations have gone out for people we would like to be in attendance. While out of town I received a phone call from Marty

Smith of Marty and McGee Today with ESPN. In short, he is interested in doing a documentary on Billy Wagner and mentioning our Park!

MISCELLANEOUS:

IEDA Chair Spivey: Kevin Jones our architect for our park at the Ramey's lot who is a teacher at VT and wants to bring students here in the 2026-2027 academic year. I have connected him with Tazewell Today because they have an empty lot on Main and the students will do a design workshop and interact with them. In the spring he will bring a new set of students back. I think to help make their experience is a positive one is community engagement. What they have done in Pound and Pocahontas is to live in the area for a week or two, they go around and look at the properties. From that they create designs that meet the needs of the respective towns they are in. We talk with the students and express what needs we may have or what our interests are, they interact with people in town and we give info of the projects we have and they design different things that are later presented.

ADJOURNMENT

IEDA Chair Spivey: We will not be meeting on Labor Day but the following Monday on the 14th.

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

Adjourned at 5:41 p.m.