

IEDA Meeting Minutes

September 14th 2026

Present:

IEDA Chair-Cara Spivey

IEDA Member Tammy Smith

IEDA Member Lucie D' Amato

IEDA Member Justin Takach

IEDA Member Rick Alley

Absent:

IEDA Member Daniel Ingram

IEDA Member Alicia Bales

Staff members present were Town of Tazewell Executive Assistant Susan Reeves.

CALL TO ORDER

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

MINUTES

IEDA Member Takach made a motion to approve the minutes for August 3rd 2026. Motion was seconded by IEDA Member Alley. On vote, Chair Spivey, aye; IEDA Member Smith, aye; IEDA Member D'Amato, aye;

IEDA Chair Spivey: Town Treasurer Jessica Hayes generated our first financial statement. Town Manager Regon recommended she run it similar to the one she does for Town Council and it is budget vs actual. The last page has the Billy Wagner Park current balance.

IEDA Member Smith: What is the 15,000.00 misc. revenue that was budgeted?

IEDA Member Takach: It has it listed as expense then later it is showing misc. revenue?

IEDA Chair Spivey: I think we should table the vote on the budget until next month so that we can ask Town Manager Regon how to read this.

EBAG/VEZ

IEDA Chair Spivey: There are currently no new applications or updates at this time.

ONGOING PROJECTS:

IEDA Chair Spivey: Last month, Executive Assistant Reeves and Town Manager Regon asked me to join the call with the DHCD administrator Tori in charge of the RIF loan funds and he explained to us how there aren't options related to the town granting any more money

forgiveness for the project. The building could have been donated back to us and then the IRF would have been seen as a grant from that perspective. Then the project could have moved forward. The other option was for the building to stay in Sharon Thomas ownership and continue the project and pay according to the loan amortization schedule. The agreement that she had made with the Town was that she would make interest only payments for two years and then after the two years the payments would be interest and principal. Sharon did receive a benefit from the tobacco commission and she feels that she can continue with the project and the Town Council approved an extension request for the project time line to be extended 6 months.

Executive Assistant Reeves: Town Council made the extension pending DHCD's approval and they did state they would approve but have not made that official. Sharon Thomas also had questions for DHCD because she had established a non-profit that will operate in the theater and that was necessary to get the Tobacco Commission funding. Though Sharon will retain ownership of the property, the cultural arts non-profit will run the theater itself. So, we need the DHCD to sign off on that. Sharon has started making payments on the loan and her plan is to have a soft opening sometime between January and February 2027.

IEDA Member Chair Spivey: We have requested regular updates, last year it was in December, its September 14th, in your opinion when should we ask for an update?

Executive Assistant Reeves: In my opinion I think you should be getting monthly updates until this is finished. There should be a considerable amount of progress at this point. I think it would benefit the projects deadline to update monthly.

WARHAWK PARK

IEDA Chair Spivey: This is an IEDA property and back before the majority of us were on the committee there was an interested group that wanted to develop what is now Warhawk Park. Town Manager Regon is wanting us to consider is having a property use agreement with Each One Teach One. They have an interest in having a building in the park and she thinks we should have an agreement that the responsibility of the building is solely theirs. If there is ever an interest in having alcohol at one of our properties then they have to have approval from council. Any questions?

IEDA Member D'Amato made a motion to approve the agreement to be drawn up. Motion was seconded by IEDA Member Takach. On vote, IEDA Member Alley. Chair Spivey, aye; IEDA Member Smith, aye.

CLINCH RIVER PAVILION

IEDA Chair Spivey: Are we advertising this as rental space yet?

Executive Assistant Reeves: We have a few rentals; we haven't advertised it yet. We are trying to get the Farmers Market established first.

The rink will be located there this year and we are planning on having a Christmas Market of sorts there as well.

RAMEY LOT/GATEWAY PARK

IEDA Chair Spivey: At the top of your packet is a task item from Thrasher. Last meeting I told you that Karen Weber had let us know that this property is likely going to be a Brownfields location which means we can apply for a grant like we initially started for the farmer's market. What she needed for our application we would attach this document which explains that we have an engineer and these are the things they are going to do at the site. This property still does not have a name and I think it would be good to have public and private funds as we apply for grants.

IEDA Member Smith: Do you think we can get them to change the title on the document?

Executive Assistant Reeves: I think that would be good, it may be confusing if this were to get out.

IEDA Chair Spivey: I think the goal is to have a rough draft by the end of September.

RIVERSIDE DRIVE

IEDA Chair Spivey: I forwarded Karen our award notification for the ARC money that we received and she believes that 1616 can also be a Brownfield property. ARC funding has been set up with Jordan Dillon. Now that we were awarded the \$100,000, we do not have to have a cash match! Next steps with the planning grant we are not under contract yet so we are still in the waiting phase.

I would assume that next steps would include meetings with potential engineers and architects and community listening events.

We had a zoom call with Appalachian Sustainable development which I think went really well. I went to the Tazewell Health Collaborative that Carilion Hospital sets up and I talked with a field representative with Appalachian Sustainable Development. We met with their CEO and programming instructor and they were really excited about this project. I tried to communicate that we wanted to create a space for people who are already running successful programs. They

have a work force development program and they work summer months at the YMCA in the community garden. They could use our building as a hub for distribution and work with our community.

CBDG

IEDA Chair Spivey to Executive Assistant Reeves: Have you heard anything about the application?

Executive Assistant Reeves: I have not heard anything yet.

IEDA Chair Spivey: Kevin Jones is looking for projects in the spring and I told him that we had applied for block money but that not everyone participated and his students might be able to plan and draw. They could be here for about 2 weeks in the spring and the more engaged the community is the more positive experience for the students.

MISCELLANEOUS:

MOUNTAIN BIKING PROJECT:

Town Executive Assistant Reeves: Town Manager Regon is working through the easements and we did hear back from the Harts and they were open to selling us the right of way but the Hunters are not interested in a permanent right of way. That does limit our grant opportunities because they require permanent access. Town Manager Regon and I are working with Attorney Pyott to find other ways of gaining access for public.

BILLY WAGNER PARK UPDATE:

IEDA Chair Spivey: Everything is still on schedule for the ribbon cutting to be October 17th.

IEDA Member D'Amato: The time has changed to 3:00pm due to the hall of fame program.

MISCELLANEOUS:

IEDA Member D'Amato: With the Ramey lot discussion there was a lot of feedback about basketball courts and we have one at Warhawk Park and Lincolnshire and I think we need to put the word out there that these are available.

IEDA Chair Spivey: There is a recreation committee now and I had mentioned having a one-day tournament with each of the parks and that would show the community that these facilities are available. With our population aging this and other projects we have bring our community together and gets them out in the fresh air and gets them active and engaged.

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

Adjourned at 5:16 p.m.

Next meeting will be October 5th, 2026