WASHINGTON COUNTY
INDUSTRIAL DEVELOPMENT AUTHORITY
AGENDA - WEDNESDAY, JULY 15, 2026

Industrial Development Authority - Regular Meeting **12:30 PM**

Board Auditorium
Washington County Government Center Building
1 Government Center Place
Abingdon, VA 24210

Dan W Smith**, Chairman**
Dale S Cook**, Vice Chairman**
Randall Blevins**, Board Member**
Jack C Phelps Jr**, Board Member**
Mark Redman**, Board Member**
Mike Rush**, Board Member**
James D Swartz**, Treasurer**

I. CALL TO ORDER
Daniel W. Smith, Chairman

II. ADMISSION OF BOARD MEMBERS PARTICIPATING ELECTRONICALLY
1. Admission of Board Members Participating Electronically

III. REVIEW AND APPROVAL OF AGENDA
1. Review and Approval of June Agenda

IV. INTRODUCTION OF GUESTS
1. Introduction of Guests

V. REVIEW AND APPROVAL OF MINUTES
1. Review and Approval of Minutes

VI. REVIEW AND APPROVAL OF EXIT 7 REPORT/FINANCIAL REPORTS/PAYMENT OF INVOICES
1. Bond Status and Review of Exit 7 Report

2. Financial Reports and Updated Financial Report

3. Payment of Invoices

VII. REPORTS FROM IDA COMMITTEES
1. Finance Committee

2. Facilities Committee

VIII.
AD HOC COMMITTEE REPORT
1. AD HOC Committee

IX. ATTORNEY'S REPORT
1. Attorney's Report

X. CHAIRMAN'S REPORT
1. Chairman's Report

XI. UPDATE FROM DIRECTOR OF ECONOMIC DEVELOPMENT
1. Update from Director of Economic Development

XII. CLOSED SESSION

1. **Closed Session**

XIII.

LATE ITEMS

1. **Late Items - Call for any late items.**

XIV.REVIEW OF LAST MONTH'S ACTION ITEMS

1. **Review of Last Month's Action Items**

XV. NEW ACTION ITEMS

1. **New Action Items**

XVI.ADJOURN

AGENDA ITEM NO. II.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	July 15, 2026
SUBMITTED BY:	Neta Farmer
ITEM TYPE:	Action Item
AGENDA SECTION:	ADMISSION OF BOARD MEMBERS PARTICIPATING ELECTRONICALLY
SUBJECT:	Admission of Board Members Participating Electronically
SUGGESTED MOTION:	Chairman Smith
BACKGROUND AND SUMMARY:	
ATTACHMENTS:	

AGENDA ITEM NO. III.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	July 15, 2026
SUBMITTED BY:	Neta Farmer
ITEM TYPE:	Action Item
AGENDA SECTION:	REVIEW AND APPROVAL OF AGENDA
SUBJECT:	Review and Approval of June Agenda
SUGGESTED MOTION:	Chairman Smith
BACKGROUND AND SUMMARY:	
ATTACHMENTS:	

AGENDA

Monthly Board Meeting
of the
INDUSTRIAL DEVELOPMENT AUTHORITY OF WASHINGTON COUNTY, VIRGINIA
July 15, 2026
12:30 P.M.

I. **CALL TO ORDER – Daniel W. Smith, *Chairman***

II. **ADMISSION OF BOARD MEMBERS PARTICIPATING ELECTRONICALLY – *Chairman Smith***

III. **REVIEW AND APPROVAL OF JULY AGENDA – *Chairman Smith***

IV. **INTRODUCTION OF GUESTS –**

V. **REVIEW AND APPROVAL OF MINUTES –** *June 10,2026*

VI. **REVIEW AND APPROVAL OF Exit 7 REPORT/FINANCIAL REPORTS/PAYMENT OF INVOICES**

- **Bond Status and Review of Exit 7 Report – *Fred Parker, IDA Fiscal Agent***
  - **Action Item – Call for motion to accept as presented**
  - **Financial Reports and Updated Financial Report – *Neta Farmer, IDA Secretary***
  - **Action Item - Call for motion to accept as presented**
- **Payment of Invoices – *Chairman Smith***
  - ***Fred Parker***
  - ***Thomas Dene***

VII. **REPORTS FROM IDA COMMITTEES**

- **Finance Committee – Jim Swartz, *Chairman***

- **Facilities Committee – Dan Smith, *Chairman***
  - **Informational – Status Water Fountain Project**
  - **Informational – Status on the repair to the Fire Department hookup to fire suppression system and fire hose repair.**
  - **Informational – Next steps on building renovations**

- **AD HOC COMMITTEE REPORT – *Dale Cook***
  - **2026 tours of manufacturing facilities.**

VIII. **ATTORNEY'S REPORT – *Thomas Dene***

- **Anderson & Son's Meatpacking**
  Project and Payments Completed
- **Virginia Laser Property Transfer status**
  Closing Completed
- **Lease negotiations with VDGS and DSS**
- **Miscellaneous**

IX. **CHAIRMAN'S REPORT – *Chairman Smith***

- **Informational – Status of Project Beaver; Review of Performance Agreement with Stuart-Rush**
  - **Action Item – Call for motion to approve the Performance Agreement**
- **Informational – Update on development of Lots 6 and 7 in the Highlands Park.**
- **Informational – Project Wolf update**
- **Informational – Status of the County Wide Wastewater Treatment Study**
- **Informational – Digitizing Records – No progress to report this period.**
- **Informational – Five Year Plan – Conversation with CNE and meeting with Town of Abingdon**

X. UPDATE FROM DIRECTOR OF ECONOMIC DEVELOPMENT – *Alicia Roland*

- **Status of County Comprehensive Plan (nothing to report)**
- **Update on Enterprise Zones in the County**

XI. *CLOSED SESSION* for

1. **Discussion concerning a prospective business or industry or the expansion of existing businesses or industries where no previous announcement has been made of the businesses or industries' interest in locating or expanding its facilities in the community, pursuant to Section 2-2.-3711 (A) (5) of the 1950 Code of Virginia, as amended**
2. **Discussion or consideration of the acquisition of real property for a public purpose, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, pursuant to Section 2-2.-3711 (A) (3) of the 1950 Code of Virginia, as amended; and**
3. **Discussion or consideration of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, pursuant to Section 2-2.-3711 (A) (3) of the 1950 Code of Virginia, as amended.**

XII. LATE ITEMS – Call for any late items.

XIII. REVIEW OF LAST MONTH'S ACTION ITEMS

Legal Counsel

- **Work on completing Lease Agreements with DSS and DGS**

Chairman Smith

- **Work on Paramount Industries boundary exchange: In process**

XIV. NEW ACTION ITEMS

- Chairman
- Legal Counsel
- IDA Mission Sub-Committee
- Election of Officers and Staff for 2026/2027 Year

XV. ADJOURN

AGENDA ITEM NO. IV.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	July 15, 2026
SUBMITTED BY:	Neta Farmer
ITEM TYPE:	Information Item
AGENDA SECTION:	INTRODUCTION OF GUESTS
SUBJECT:	Introduction of Guests
SUGGESTED MOTION:	Chairman Smith
BACKGROUND AND SUMMARY:	
ATTACHMENTS:	

AGENDA ITEM NO. V.1

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INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	July 15, 2026
SUBMITTED BY:	Neta Farmer
ITEM TYPE:	Action Item
AGENDA SECTION:	REVIEW AND APPROVAL OF MINUTES
SUBJECT:	Review and Approval of Minutes
SUGGESTED MOTION:	Chairman Smith
BACKGROUND AND SUMMARY:	
ATTACHMENTS:	

INDUSTRIAL DEVELOPMENT AUTHORITY OF WASHINGTON COUNTY, VIRGINIA
BOARD OF DIRECTOR MEETING MINUTES - June 10, *2026*

MINUTES OF MEETING
The Board of Directors of the Industrial Development Authority of Washington County, Virginia met pursuant to notice on Wednesday, June 10, 2026, at 12:30 p.m. in the Executive Boardroom located on the second floor of the Washington County Government Building located at 1 Government Center Place, Abingdon, Virginia, for its regularly scheduled June board meeting.

PRESENT:
Dan Smith, *Chairman*
Dale Cook, *Vice Chairman*
Jim Swartz, *Treasurer*
Randall Blevins
Jack Phelps
Mark Redman
Mike Rush

ABSENT:

GUESTS:
Leon Bailey, *Director of Washington County Department of Information Systems*
David Matlock, *Taylor District, Washington County Board of Supervisors*

ALSO, PRESENT:
Scott Wilson, *Thompson & Litton*
Fred Parker, *IDA Fiscal Agent*
Alicia Roland, *Director of Economic Development*
Thomas Dene, *Dene & Dene, P.C., IDA Legal Counsel*
Neta Farmer, *IDA Secretary*
Ruth Billings, *IDA Recording Secretary*

CALL TO ORDER – *Daniel W. Smith, Chairman*
Chairman Smith called the regular June board meeting to order at 12:31 p.m. and determined a quorum was present. He welcomed Leon Bailey and David Matlock and thanked them for attending the board meeting.

ADMISSION OF BOARD MEMBERS PARTICIPATING ELECTRONICALLY – *Chairman Smith*
Chairman Smith announced that all seven Board members were physically present and no member of the board would be participating electronically.

REVIEW AND APPROVAL OF JUNE AGENDA – *Chairman Smith*
A motion was made by Dale Cook and seconded by Jack Phelps to approve the June agenda with the following amendment – to add David Matlock to speak on behalf of the Washington County Board of Supervisors.

The vote on the above-mentioned motion was as follows: (7-0):

Blevins	Aye	Redman	Aye	Swartz	Aye	Rush	Aye
Smith	Aye	Phelps	Aye	Cook	Aye		

INTRODUCTION OF GUESTS –

- *Leon Bailey - Director of the Washington County Department of Information Systems*
- *David Matlock – Taylor District, Washington County Board of Supervisors*

REQUEST FROM DAVID MATLOCK

David Matlock thanked the Board for allowing him to speak on behalf of the Washington County Board of Supervisors. He stated that in January he enrolled in the Virginia Association of Counties certification process for the Board of Supervisors. The program includes several modules, and he is currently completing one on planning, zoning, and land use. The group meets every Friday, and he had been assigned the inland port as his project. He is gathering information from the citizens in Washington County. He is preparing a brief survey link for citizens to comment on strengths, weaknesses, opportunities, and possible threats. He will send the link information to Neta Farmer, and she will forward it to the Board. Mr. Matlock thanked the Board in advance for their help.

REVIEW AND APPROVAL OF MINUTES – *May 13,2026*

A motion was made by Dale Cook and seconded by Mark Redman to approve the minutes of May 13th board meeting.

The vote on the above-mentioned motion was as follows: (6-0-1):

Blevins	Aye	Redman	Aye	Swartz	Aye	Rush	Aye
Smith	Aye	Cook	Aye				

Jack Phelps abstained from the motion since he was not present at the May board meeting. Motion passed.

Introduction of Leon Bailey – New Legal Compliance – VA FOIA & Records Management

Chairman Smith introduced Leon Bailey to the Board. He explained that IDA meetings would need to be live streamed from the Board Auditorium since the Executive Boardroom does not support closed captioning. He also handed information on the legal compliance of Virginia FOIA and Records Management. The IDA will begin meeting in the boardroom at their July board meeting. The IT department will meet with the Board at 11:30 a.m. before the meeting to ensure everything goes smoothly.

REVIEW AND APPROVAL OF Exit 7 REPORT/FINANCIAL REPORTS/PAYMENT OF INVOICES

- **Bond Status and Review of Exit 7 Report – *Fred Parker, IDA Fiscal Agent***

A motion was made by Jack Phelps and seconded by Randall Blevins to approve the VIP report presented by Fred Parker.

The vote on the above-mentioned motion was as follows: (7-0):

Blevins	Aye	Redman	Aye	Swartz	Aye	Rush	Aye
Smith	Aye	Phelps	Aye	Cook	Aye		

Mr. Parker also reviewed the Local Sales Tax and Highlands Reports with the Board.

- **Financial Reports and Updated Financial Report – *Neta Farmer, IDA Secretary***

Neta Farmer reviewed the following financial reports with the Board:

- Balance Sheet *(May 2026)*
- Profit & Loss vs Actual *(May 2026)*
- Profit & Loss by Class *(July – May 2026)*
- Profit & Loss by Class – C. B. Hale Building *(July – May 2026)*
- **Updated Financial Report – *(May 2026)***

A motion was made by Jack Phelps and seconded by Mark Redman to accept the financial reports given by Neta Farmer.

The vote on the above-mentioned motion was as follows: (7-0):

Blevins	Aye	Redman	Aye	Swartz	Aye	Rush	Aye
Smith	Aye	Phelps	Aye	Cook	Aye		

- **Payment of Invoices – *Chairman Smith***

A motion was made by Randall Blevins and seconded by Jim Swartz to approve payment of the following invoices:

- *Fred Parker (Fiscal Agent for the IDA – June invoice)* *$500.00*
- *Thomas Dene (Legal Counsel for the IDA - May and June invoice)* *$3,513.17*

The vote on the above-mentioned motion was as follows: (7-0):

Blevins	Aye	Redman	Aye	Swartz	Aye	Rush	Aye
Smith	Aye	Phelps	Aye	Cook	Aye		

REPORTS FROM IDA COMMITTEES

- **Finance Committee** – Jim Swartz, *Chairman*

Jim Swartz reported that the Finance Committee had met prior to the regular meeting. They reviewed the May financials that would be presented at the regular meeting. They reviewed the engagement letter from HBC stating their fee for their services for 2026/2027 would be $6,300 and it was the consensus of the finance committee to request the full Board for approval.

The Committee also had a presentation from the facilities committee regarding expenses of the tenants located in the C. B. Hale Building.

The Finance Committee requested the Board to approve payment of $6,300 to HBC and to authorize Chairman Smith to sign the engagement letter. Mike Rush seconded the motion.

The vote on the above-mentioned motion was as follows: (7-0):

Blevins	Aye	Redman	Aye	Swartz	Aye	Rush	Aye
Smith	Aye	Phelps	Aye	Cook	Aye		

Mr. Swartz also reported that he asked Neta Farmer to contact David Brown and request a meeting with Mr. Swartz, Dale Cook, and Ms. Farmer to discuss QuickBooks options and other items addressed before the meeting.

- **Facilities Committee** – Dan Smith, *Chairman*
  - Chairman Smith reported that the large dead oak tree that was located on the property near Isaiah House had been removed and the stump has been ground. The lowest bidder on the job was Advanced Land Management and Tree Removal at $4,900.00
  - Chairman Smith gave a status on the lighting system upgrade. The emergency lighting and the motion detector switches are installed in the bathrooms on both floors. Mr. Caudell still needs to check all the wall-mounted emergency lights in the halls and exits.
  - Chairman Smith reported on the status on the repair to the Fire Department hookup to fire suppression system and fire hose repair. He discussed the issues with the fire hoses and the Fire Department hookup outside the building with Jason McCall, County Building Inspector, and has ordered the replacement fire hoses from Moody Sprinkler at a cost of $1,800.00. He has employed Harold Crosswhite to dig up and repair the line on the fire department hookup.
    - Chairman Smith reported that he would like to get estimates on replacing the water fountains with dual height water fountains that are ADA approved that includes filtered water for water bottles and renovating the bathroom with a bathing facility for DSS to use to bathe children when needed. Renovations of the public bathrooms are also needed on the first floor of the building. It was the consensus of the Board for Chairman Smith to obtain quotes for the renovations and bring them back to the full board.

- **AD HOC Committee** – Dale Cook, *Chairman*

Dale Cook thanked everyone who attended the Stuart Rush tour and thanked Mike Rush for his help in planning and delivering lunch for the attendees. No further tours are planned at this time.

ATTORNEY'S REPORT – *Thomas Dene*

- **Anderson & Son's Meatpacking**

Thomas Dene reported that he had submitted the reimbursement form and final report for Anderson and Son's Meatpacking. The IDA requested the full $50,000. He received a June 1st email confirming the request was approved and that the funds would be received within a couple of weeks.

- **Virginia Laser Property Transfer status**

Mr. Dene reported that there had been an error in the transmission of the documents and it had been corrected and mailed back to Mr. Deskins in Florida.

Lease negotiations with VDGS and DSS

Mr. Dene reported that there had been one meeting with DSS since the May Board meeting. They also had one initial discussion with VDGS and their designated representative before the May Board meeting. The Board discussed the lease negotiations. Mr. Dene made a request to the Board to authorize Chairman Smith to execute a brief extension for both tenants under the same terms and conditions to cover the month of July 2026.

A motion was made by Randall Blevins and seconded by Mike Rush to authorize the chairman to sign a lease extension at the current rental rate and terms for 30 days for both parties.

The vote on the above-mentioned motion was as follows: (7-0):

Blevins	Aye	Redman	Aye	Swartz	Aye	Rush	Aye
Smith	Aye	Phelps	Aye	Cook	Aye		

- **Miscellaneous**

No items had been discussed under miscellaneous.

CHAIRMAN'S REPORT – *Chairman Smith*

- Chairman Smith gave the following status of Project Beaver. They are working on the joint Performance Agreement with Stuart Rush/formerly the Hoist Division of Columbus McKinnon. A special meeting might be needed before the July board meeting to review and approve if all parties agree.

- Chairman Smith gave the following update on the development of Lots 6 and 7 in the Highlands Park. He had communicated with Jordan Powers with MRPDC several times during last month. Both the EDA and iGoVA requested more information on water and sewer capacity at the site. With the help of Ryan Kiser with WCSA, and Scott Wilson, with T&L, we were able to supply both with what they requested. Jordan had informed him on Tuesday that he had received confirmation from iGoVA that they approved the grant contingent upon the EDA grant. This means two of the three grant applications have been approved.

- Chairman Smith stated that there was nothing new to report on the Project Wolf update. The state budget seems to be stalled at this point and their appropriations for the Inland Port will tell us if it is moving forward or if it would need to put the land back on the market as an industrial site.

- Chairman Smith reported that there wasn't anything to report this period on the Countywide Wastewater Treatment Study.

- Chairman Smith stated that there had not been any progress to report this period on digitizing of records.

- Chairman Smith stated there was no progress to report on the Five-Year Plan.

UPDATE FROM DIRECTOR OF ECONOMIC DEVELOPMENT – *Alicia Roland*
No report.

Jim Swartz left the meeting at 1:30 pm prior to Closed Session.

CLOSED SESSION
At 1:35 p.m. a motion was made by Dale Cook and seconded by Jack Phelps to conduct a closed meeting including Scott Wilson, Alicia Roland, Thomas Dene and Josh Reeves, Special T Manufacturing, for discussion concerning a prospective business or industry or the expansion of existing businesses or industries where no previous announcement has been made of the businesses or industries interest in locating or expanding its facilities in the community, pursuant to Section 2-2.3711 (A) (5) of the 1950 Code of Virginia, as amended.

The vote on the above-mentioned motion was as follows: (6-0):

Blevins	Aye	Redman	Aye	Rush	Aye	Smith	Aye
Phelps	Aye	Cook	Aye				

At 3:05 p.m. a motion was made by Mike Rush and seconded by Dale Cook to reconvene in Open Session.

The vote on the above-mentioned motion was as follows: (6-0):

Blevins	Aye	Redman	Aye	Rush	Aye	Smith	Aye
Phelps	Aye	Cook	Aye				

Dale Cook moved that the following resolution be adopted, seconded by Jack Phelps:

WHEREAS, the Industrial Development Authority of Washington County was convened in closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3712 of the Code of Virginia requires a certification by the Industrial Development Authority of Washington County that such closed meeting was conducted in conformity of Virginia law:

NOW, THEREFORE, BE IT RESOLVED that the Industrial Development Authority of Washington County hereby certifies that to the best of each member's knowledge, (i) only such public business matters lawfully excerpted from open meeting requirements under chapter 37 of Title 2.2 of the Code of Virginia; and (ii) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered in the meeting by the Industrial Development Authority of Washington County.

The vote on the above-mentioned motion was as follows: (6-0):

Blevins	Aye	Redman	Aye	Rush	Aye	Smith	Aye
Phelps	Aye	Cook	Aye				

LATE ITEMS – Call for any late items.
A motion was made by Jack Phelps and seconded by Mike Rush to reschedule the July board meeting to July 15th due to vacation conflicts.

The vote on the above-mentioned motion was as follows: (6-0):

Blevins	Aye	Redman	Aye	Rush	Aye	Smith	Aye
Phelps	Aye	Cook	Aye				

REVIEW OF LAST MONTH'S ACTION ITEMS

Legal Counsel

-

Chairman Smith

NEW ACTION ITEMS

- **Chairman Smith**
- **Legal Counsel**
- **IDA Mission Sub-Committee**

ADJOURN

A motion was made by Mike Rush and seconded by Jack Phelps to adjourn the June board meeting. The meeting was adjourned at 3:06 pm.

The vote on the above-mentioned motion was as follows: (6-0):

Blevins	Aye	Redman	Aye	Rush	Aye	Smith	Aye
Phelps	Aye	Cook	Aye				

AGENDA ITEM NO. VI.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	July 15, 2026
SUBMITTED BY:	Neta Farmer
ITEM TYPE:	Action Item
AGENDA SECTION:	REVIEW AND APPROVAL OF EXIT 7 REPORT/FINANCIAL REPORTS/PAYMENT OF INVOICES
SUBJECT:	Bond Status and Review of Exit 7 Report
SUGGESTED MOTION:	Fred Parker, Fiscal Agent
BACKGROUND AND SUMMARY:	
ATTACHMENTS:	

AGENDA ITEM NO. VI.2

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	July 15, 2026
SUBMITTED BY:	Neta Farmer
ITEM TYPE:	Action Item
AGENDA SECTION:	REVIEW AND APPROVAL OF EXIT 7 REPORT/FINANCIAL REPORTS/PAYMENT OF INVOICES
SUBJECT:	Financial Reports and Updated Financial Report
SUGGESTED MOTION:	Neta Farmer, IDA Secretary
BACKGROUND AND SUMMARY:	
ATTACHMENTS:	

AGENDA ITEM NO. VI.3

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INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	July 15, 2026
SUBMITTED BY:	Neta Farmer
ITEM TYPE:	Action Item
AGENDA SECTION:	REVIEW AND APPROVAL OF EXIT 7 REPORT/FINANCIAL REPORTS/PAYMENT OF INVOICES
SUBJECT:	Payment of Invoices
SUGGESTED MOTION:	Chairman Smith
BACKGROUND AND SUMMARY:	
ATTACHMENTS:	

AGENDA ITEM NO. VII.1

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INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	July 15, 2026
SUBMITTED BY:	Neta Farmer
ITEM TYPE:	Action Item
AGENDA SECTION:	REPORTS FROM IDA COMMITTEES
SUBJECT:	Finance Committee
SUGGESTED MOTION:	Jim Swartz, Chairman
BACKGROUND AND SUMMARY:	
ATTACHMENTS:	

AGENDA ITEM NO. VII.2

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INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: July 15, 2026

SUBMITTED BY: Neta Farmer

ITEM TYPE: Information Item

AGENDA SECTION: REPORTS FROM IDA COMMITTEES

SUBJECT: Facilities Committee

SUGGESTED MOTION: Dan Smith, Chairman

BACKGROUND AND SUMMARY:

- Informational – Status Water Fountain Project
- Informational – Status on the repair to the Fire Department hookup to fire suppression system and fire hose repair.
- Informational – Next steps on building renovations

ATTACHMENTS:

AGENDA ITEM NO. VIII.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	July 15, 2026
SUBMITTED BY:	Neta Farmer
ITEM TYPE:	Information Item
AGENDA SECTION:	AD HOC COMMITTEE REPORT
SUBJECT:	AD HOC Committee
SUGGESTED MOTION:	Dale Cook, Chairman

BACKGROUND AND SUMMARY:

- 2026 tours of manufacturing facilities.

ATTACHMENTS:

AGENDA ITEM NO. IX.1

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INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: July 15, 2026

SUBMITTED BY: Neta Farmer

ITEM TYPE: Information Item

AGENDA SECTION: ATTORNEY'S REPORT

SUBJECT: Attorney's Report

SUGGESTED MOTION: Thomas Dene

BACKGROUND AND SUMMARY:

- Anderson & Son’s Meatpacking

Project and Payments Completed

- Virginia Laser Property Transfer status

Closing Completed

- Lease negotiations with VDGS and DSS
- Miscellaneous

ATTACHMENTS:

AGENDA ITEM NO. X.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: July 15, 2026

SUBMITTED BY: Neta Farmer

ITEM TYPE: Action Item

AGENDA SECTION: CHAIRMAN'S REPORT

SUBJECT: Chairman's Report

SUGGESTED MOTION: Chairman Smith

BACKGROUND AND SUMMARY:

- Informational – Status of Project Beaver; Review of Performance Agreement with Stuart-Rush
  - Action Item – Call for motion to approve the Performance Agreement
- Informational – Update on development of Lots 6 and 7 in the Highlands Park.
- Informational – Project Wolf update
- Informational – Status of the County Wide Wastewater Treatment Study
- Informational – Digitizing Records – No progress to report this period.
- Informational – Five Year Plan – Conversation with CNE and meeting with Town of Abingdon

ATTACHMENTS:

AGENDA ITEM NO. XI.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	July 15, 2026
SUBMITTED BY:	Neta Farmer
ITEM TYPE:	Information Item
AGENDA SECTION:	UPDATE FROM DIRECTOR OF ECONOMIC DEVELOPMENT
SUBJECT:	Update from Director of Economic Development
SUGGESTED MOTION:	Alicia Roland

BACKGROUND AND SUMMARY:

- Status of County Comprehensive Plan (nothing to report)
- Update on Enterprise Zones in the County

ATTACHMENTS:

AGENDA ITEM NO. XII.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	July 15, 2026
SUBMITTED BY:	Neta Farmer
ITEM TYPE:	Action Item
AGENDA SECTION:	CLOSED SESSION
SUBJECT:	Closed Session
SUGGESTED MOTION:	Chairman Smith
BACKGROUND AND SUMMARY:	
ATTACHMENTS:	

AGENDA ITEM

INDUSTRIAL DEVELOPMENT AUTHORITY OF WASHINGTON COUNTY

ITEM XI.

SUBJECT: CLOSED SESSION for

1. **Discussion concerning a prospective business or industry or the expansion of existing businesses or industries where no previous announcement has been made of the businesses or industries interest in locating or expanding its facilities in the community, pursuant to Section 2-2.-3711 (A) (5) of the 1950 Code of Virginia, as amended; and**
2. **Discussion or consideration of the acquisition of real property for a public purpose, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, pursuant to Section 2-2.-3711 (A) (3) of the 1950 Code of Virginia, as amended; and**
3. **Discussion or consideration of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body. pursuant to Section 2-2.-3711 (A) (3) of the 1950 Code of Virginia, as amended.**

MEETING DATE: JULY 15, 2026

SUMMARY:

Discussion of this item is requested for closed meeting pursuant to
Section 2.2-3711 (A) (5) (3) (3) and 4 of the Code of Virginia

Motion must be made and seconded and majority vote of those present taken to convene in closed session.

Model motion to convene Closed Meeting;

1. Mr. Chairman, I move for a Closed Session for discussion concerning a prospective business or industry or expansion of existing businesses or industries where no previous announcement has been made of the businesses or industries interest in locating or expanding its facilities in the community, pursuant to
   Section 2-2.-3711(A) (5) of the 1950 Code of Virginia, as amended

2. Discussion or consideration of the acquisition of real property for a public purpose, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, pursuant to Section 2-2.-3711 (A) (3) of the 1950 Code of Virginia, as amended; and

3. Discussion or consideration of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, pursuant to Section 2-2.-3711 (A) (3) of the 1950 Code of Virginia, as amended.

Model motion to re-convene regular meeting from closed meeting:
Mr. Chairman, I move that the board of directors of the IDA certify, by roll call or other recorded vote, that, to the best of each member's knowledge:

Only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed, or considered in the meeting by the board of directors of the IDA.

Motion must be made and seconded and a majority vote of those present taken to re-convene in regular session.

AGENDA ITEM NO. XIII.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	July 15, 2026
SUBMITTED BY:	Neta Farmer
ITEM TYPE:	Information Item
AGENDA SECTION:	LATE ITEMS
SUBJECT:	Late Items - Call for any late items.
SUGGESTED MOTION:	Chairman Smith
BACKGROUND AND SUMMARY:	
ATTACHMENTS:	

AGENDA ITEM NO. XIV.1

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INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: July 15, 2026

SUBMITTED BY: Neta Farmer

ITEM TYPE: Information Item

AGENDA SECTION: REVIEW OF LAST MONTH'S ACTION ITEMS

SUBJECT: Review of Last Month's Action Items

SUGGESTED MOTION: Chairman Smith

BACKGROUND AND SUMMARY:

Legal Counsel

- **Work on completing Lease Agreements with DSS and DGS**

Chairman Smith

- **Work on Paramount Industries boundary exchange: In process**

ATTACHMENTS:

AGENDA ITEM NO. XV.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: July 15, 2026

SUBMITTED BY: Neta Farmer

ITEM TYPE: Action Item

AGENDA SECTION: NEW ACTION ITEMS

SUBJECT: New Action Items

SUGGESTED MOTION: Chairman Smith

BACKGROUND AND SUMMARY:

- **Chairman**
- **Legal Counsel**
- **IDA Mission Sub-Committee**
- **Election of Officers Staff for 2025/2026 Year**

ATTACHMENTS: