WASHINGTON COUNTY
INDUSTRIAL DEVELOPMENT AUTHORITY
AGENDA - WEDNESDAY, JUNE 10, 2026

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

Executive Conference Room
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

1. Call to Order

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

- Jordan Powers with MRPDC
- Leon Bailey - Director of the Washington County Dept of Information Systems

V. REVIEW AND APPROVAL OF MINUTES

1. Review and Approval of Minutes

VI. INTRODUCTION OF LEON BAILEY

Leon is to explain the DOJ's 2024 adoption of the Web Content Accessibility Guidelines (WCAG)

VII. REVIEW AND APPROVAL OF EXIT 7 REPORT/FINANCIAL REPORTS/PAYMENT OF INVOICES

1. Review and Approval of Exit 7 Report

2. Review and Approval of Financial Reports and Updated Financial Report

3. Payment of Invoices

VIII. REPORTS FROM IDA COMMITTEES

1. Finance Committee

2. Facilities Committee

IX. AD HOC COMMITTEE REPORT

X. ATTORNEY'S REPORT

1. Attorney's Report

XI. CHAIRMAN'S REPORT

1. Chairman's Report

XII. UPDATE FROM DIRECTOR OF ECONOMIC DEVELOPMENT

1. Update from Director of Economic Development

XIII.

CLOSED SESSION

1. Closed Session

XIV. LATE ITEMS

1. Late Items

XV. REVIEW OF LAST MONTH'S ACTION ITEMS

1. Review of Last Month's Action Items

XVI. NEW ACTION ITEMS

1. New Action Items

XVII.

ADJOURN

AGENDA ITEM NO. I.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	June 10, 2026
SUBMITTED BY:	Neta Farmer
ITEM TYPE:	Action Item
AGENDA SECTION:	CALL TO ORDER
SUBJECT:	Call to Order
SUGGESTED MOTION:	Chairman Daniel W. Smith
BACKGROUND AND SUMMARY:	
ATTACHMENTS:	

AGENDA ITEM NO. II.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	June 10, 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:	June 10, 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
June 10, 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 JUNE AGENDA – *Chairman Smith***

IV. **INTRODUCTION OF GUESTS –**

- ***Jordan Powers with MRPDC***
- ***Leon Bailey - Director of the Washington County Department of Information Systems***

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

VI. ***Introduction of Leon Bailey*** **– Leon is to explain the DOJ's 2024 adoption of the Web Content Accessibility Guidelines (WCAG)**

VII. **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***

VIII. **REPORTS FROM IDA COMMITTEES**

- **Finance Committee – Jim Swartz, *Chairman***
- **Facilities Committee – Dan Smith, *Chairman***
  - **Informational – The large dead oak tree on the property near the Isiaha House has been removed. The stump is to be removed. The low bidder on the job was Advanced Land Management and Tree Removal at $4,900.**
  - **Informational – Status on lighting system upgrade.**
  - **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.**

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

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

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

- Informational – **Status of Project Beaver**
- Informational – **Update on development of Lots 6 and 7 in the Highlands Park.**
  - **Jordan Powers to present status of this project's grant applications.**
- 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 – County has started a compilation of a 10 Year Plan.**

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

- **Status of County Comprehensive Plan (nothing to report)**
- **Call for closed session.**

XII. ***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.**

XIII. **LATE ITEMS – Call for any late items.**

XIV. **REVIEW OF LAST MONTH'S ACTION ITEMS**

Legal Counsel

- Work on Virginia Laser Property Transfer

Chairman Smith

- Work on Paramount Industries boundary exchange: In process

XV. **NEW ACTION ITEMS**

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

XVI. **ADJOURN**

AGENDA ITEM NO. V.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	June 10, 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 - *May 13, 2026*

MINUTES OF MEETING
The Board of Directors of the Industrial Development Authority of Washington County, Virginia met pursuant to notice on Wednesday, May 13, 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 May board meeting.

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

ABSENT:
Jack Phelps

GUESTS:
Beth Rhinehart, *President and CEO -Bristol VA/TN Chamber of Commerce*
Jordan Powers, *Mount Rogers Planning District Commission*
David Brown, *HBC, CPA's*

ALSO, PRESENT:
Scott Wilson, *Thompson & Litton*
Fred Parker, *IDA Fiscal Agent*
Alicia Roland, *Director of Economic Development*
Jason Berry, *Washington County Administrator*
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 May board meeting to order at 12:30 p.m. and determined a quorum was present. He welcomed Beth Rhinehart from the Bristol VA/TN Chamber of Commerce and Jordan Powers from MRPDC and thanked them for attending the meeting.

ADMISSION OF BOARD MEMBERS PARTICIPATING ELECTRONICALLY – *Chairman Smith*
Chairman Smith announced that six of the seven Board members were physically present and no member of the Board would be participating electronically. Jack Phelps was absent from the May board meeting.

REVIEW AND APPROVAL OF MAY AGENDA – *Chairman Smith*
A motion was made by Jim Swartz and seconded by Mike Rush to approve the May 13th agenda as presented.

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

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

INTRODUCTION OF GUESTS –

- *Jordan Powers with MRPDC*
- *Beth Rhinehart – President and CEO of the Bristol VA/TN Chamber of Commerce to give an update on the status of Passenger Rail Service to this area.*

VIRGINIA PASSENGER RAIL AUTHORITY UPDATE: ***Beth Rhinehart, President & CEO, Bristol Chamber of Commerce***

Chairman Smith thanked Jim Swartz for inviting Beth Rhinehart to the IDA meeting and to provide an update on the Virginia Passenger Rail Authority. He welcomed Ms. Rhinehart, introduced her, and thanked her for attending. Ms. Rhinehart thanked the Board for the invitation and noted that she serves as a volunteer board member of the Virginia Passenger Rail Authority. She also shared that the Authority celebrated its fifth anniversary in July and held project groundbreakings in the New River Valley in April and in Alexandria in November. She gave an overview of the current projectc by PowerPoint and handed out hard copies of her presentation. She gave a timeline on the ongoing progress at New River Valley Construction at the Cambria Station and the Radford Layover Sites. The construction on Long Bridge will enable Virginia to increase passenger rail service to Washington, DC and the Northeast Corridor. The construction is ongoing through 2030. She also briefly discussed other rail projects throughout the Commonwealth of Virginia. The passenger rail is helping with the congestion in the Northern and East part of the state. She stated how important to was for our region to come together and support the passenger rail coming to and through Bristol VA/TN. They are working on a new feasibility study that will show key factors that would change the economic feasibility of bringing it to our region. Ms. Rhinehart answered questions from the Board. She asked everyone to Like, Share and Follow the Virginia Passenger Rail Authority on social media. Chairman Smith and the Board thanked her for attending the board meeting and requested that she keep them updated on the ongoing progressive of passenger rail service in the Commonwealth of Virginia.

REVIEW AND APPROVAL OF MINUTES – *April 8,2026*

A motion was made by Dale Cook and seconded by Mark Redman to approve the Board meeting minutes of April 8, 2026, as presented.

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

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

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***

Fred Parker reviewed the March and April VIP reports with the Board. The motion was made by Dale Cook and seconded by Jim Swartz to approve the VIP reports as presented by Fred Parker.

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

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

Mr. Parker also reviewed the Local Sales Tax and Highlands reports with the Board. He reported that funds from the 2016 refinance bond series had been deposited and that the Chairman and Secretary needed to sign the wire transfer, which was to be sent by May 15th.

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

Neta Farmer reviewed the following financial reports with the Board:

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

A motion was made by Mark Redman and seconded by Randall Blevins to accept the April financial reports reviewed by Neta Farmer.

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

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

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

A motion was made by Dale Cook and seconded by Mark Redman to approve payment of the following invoice:

- *Fred Parker (Fiscal Agent for the IDA –May invoice)* *$500.00*

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

Blevins	Aye	Redman	Aye	Swartz	Aye	Rush	Aye
Smith	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 board meeting. The committee reviewed the financial documents that would be presented and accepted at the board meeting. David Brown, IDA Internal Auditor, will attend the May board meeting to answer questions from the Board. The committee also discussed the tentative budget recently prepared for a vote at the June board meeting.

- **Facilities Committee** – Dan Smith, *Chairman*
  - Chairman Smith stated that he would like to thank Dwayne Ball for organizing the removal of the stumps from the tree removed on the IDA property near the Isaiah House.
  - **Status of lighting renovation**
    Chairman Smith reported that all the fluorescent fixtures on the second floor had been converted to LED. Tim Caudell is currently installing an emergency lighting fixture in each of the public bathrooms. He will be checking all the emergency lighting fixtures in the hallways and stairwells and repairing as needed.
  - **Estimate on dead tree and stump removal**
    Chairman Smith reported that he received a bid from Cornett Enterprises of $4,200 to take down and tree and $5,000 to take down the tree and grind the stump. Additional quotes have been requested.
  - **Backflow Valve test repair status and testing of Fire Prevention System**
    Chairman Smith reported that on April 25th Moody Sprinkler had tested and flushed the fire prevention system at the C. B. Hale Building. The following week another crew came in and made the repairs to the backflow, tested it and reported back to the WCSA that the test had passed. There are a couple of small issues that still need to be repaired and then the valves will be tested on an annual basis, and the system flushed every three years.
  - **Next steps on building renovations**

Chairman Smith outlined the following next steps for the building renovations:

- Ceiling tiles in the entrance and public hallways on both floors.
- Public bathroom needs ceiling times and grid, stall and urinal partitions, and new sink and fixtures.
- Combine the two employees' bathrooms in Dept of Social Services and make one bathroom and install a shower.

AD HOC COMMITTEE REPORT – *Dale Cook*

- Dale Cook announced that the next tour of the manufacturing facilities will be held at Stuart Rush on Wednesday, June 3rd at 10:30 am. Mr. Cook will work with Stuart Rush and send additional information out to Alicia Roland and Neta Farmer. Email invitations will be sent out to the IDA, BOS and Chamber Board. Additional tours will be scheduled over the next six to 12 months.

ATTORNEY'S REPORT – *Thomas Dene*

- **Anderson & Son's Meatpacking**

Thomas Dene reported that Alex Anderson had sent his paperwork to him for review. He has sent a reimbursement request to VDACS requesting the full amount of the grant of $50,000. Mr. Dene reviewed Mr. Anderson's purchases with the Board.

Motion made by Dale Cook and seconded by Mike Rush to authorize Neta Farmer to write the check in the amount of $12,500.00 to Anderson & Son's Meatpacking for their performance agreement.

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

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

- **Virginia Laser Property Transfer status**

Mr. Dene reported that the deed had been prepared and he wanted to make sure that the taxes had been paid and the property transfer should be closed by the June board meeting.

- **Electro-mechanical Performance Agreements(s)**

Mr. Dene reported that IDA should receive Electro-mechanical first annual performance report in June or July.

- **Lease negotiations with VDGS and DSS**

Mr. Dene requested that this item be discussed in closed session.

- **Miscellaneous**

No items were discussed under miscellaneous.

CHAIRMAN'S REPORT – *Chairman Smith*

Status of Project Beaver

Chairman Smith announced that the BOS meeting had met on Tuesday night and they voted and it was a consensus to participate in a performance agreement with the IDA. The next step would be drafting the performance agreement. Wellspring has agreed to loan $1.5 million at the County EDA meeting held on Monday.

Update on development of Lots 6 and 7 in the Highlands Park

Jordan Powers reported that the VA Tobacco Commission had met and voted on the project Lots 6 & & project and fully funded the $350,000 request contingent if the IDA receiving the EDA grant. They formalized the approval today at their full commission meeting. Mr. Powers gave a presentation on the proposed project at the GO Virginia meeting, and they voted to move the project along. It now must be approved at the regional level and then the state level. We are waiting for the state approval. He will be meeting with them on Friday and will be pitching the project again. He should know in a couple of months if the IDA will be

funded. The EDA grant was submitted a week after the April board meeting. They have requested additional information, and Mr. Powers is working on the documents. Chairman Smith asked for a motion to approve the GO VA Match Verification Form.

The motion was made by Randall Blevins and seconded by Mark Redman for the IDA to approve the GOVA Match Verification Form request in the amount of $54,820.00.

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

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

Project Wolf update

- Chairman Smith reported that he had spoken with Senator Pillion on the Project Wolf update, and he indicated that at this time the $36,000,000 budget request was still in the budget. The next budget deadline is June 30th

Rail freight and merger between Union Pacific and Norfolk Southern

- Chairman Smith reported that the rail freight and the merger between Union Pacific and Norfolk Southern is being scrutinized by the US Surface Transportation Board (STB) and lots of pros and cons being considered. If approved, it will create America's first true transcontinental railroad. This decision is not expected until late 2027 but most likely 2028.

Status of the County Wide Wastewater Treatment Study

- Chairman Smith reported that he had checked with Margaret Dean and Kevin Worley and the project is on track for completion in the 4th quarter.

Digitizing Records

- No progress to report this period.

Five Year Plan

- County has started a compilation of a 10 Year Plan.

UPDATE FROM DIRECTOR OF ECONOMIC DEVELOPMENT – *Alicia Roland*

Alicia Roland reported that the County Economic Development Committee had met with the IDA Chairman and Vice Chairman and had a good discussion regarding the proposed expansion of Stuart Rush.

CLOSED SESSION

At 2:05 p.m. a motion was made by Randall Blevins and seconded by Dale Cook to conduct a closed meeting including Scott Wilson, Alicia Roland, and Thomas Dene, 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	Swartz	Aye	Rush	Aye
Smith	Aye	Cook	Aye				

At 3:40 p.m. a motion was made by Randall Blevins and seconded by Jim Swartz to reconvene in Open Session.

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

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

Dale Cook moved that the following resolution be adopted, seconded by Mike Rush:

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	Swartz	Aye	Rush	Aye
Smith	Aye	Cook	Aye				

LATE ITEMS – Call for any late items.

ADJOURN

The motion was made by Mark Redman and seconded by Randall Blevins to adjourn the May board meeting. The meeting adjourned at 3:41 p.m.

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

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

AGENDA ITEM NO. VII.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	June 10, 2026
SUBMITTED BY:	Neta Farmer
ITEM TYPE:	Action Item
AGENDA SECTION:	REVIEW AND APPROVAL OF EXIT 7 REPORT/FINANCIAL REPORTS/PAYMENT OF INVOICES
SUBJECT:	Review and Approval of Exit 7 Report
SUGGESTED MOTION:	Fred Parker, IDA Fiscal Agent
BACKGROUND AND SUMMARY:	
ATTACHMENTS:	

AGENDA ITEM NO. VII.2

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	June 10, 2026
SUBMITTED BY:	Neta Farmer
ITEM TYPE:	Action Item
AGENDA SECTION:	REVIEW AND APPROVAL OF EXIT 7 REPORT/FINANCIAL REPORTS/PAYMENT OF INVOICES
SUBJECT:	Review and Approval of Financial Reports and Updated Financial Report
SUGGESTED MOTION:	Neta Farmer, IDA Secretary
BACKGROUND AND SUMMARY:	
ATTACHMENTS:	

AGENDA ITEM NO. VII.3

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	June 10, 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. VIII.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	June 10, 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. VIII.2

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INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: June 10, 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 – The large dead oak tree on the property near the Isaiah House has been removed. The stump is to be removed. The low bidder on the job was Advanced Land Management and Tree Removal at $4,900.
- Informational – Status on lighting system upgrade.
- 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. X.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: June 10, 2026

SUBMITTED BY: Neta Farmer

ITEM TYPE: Action Item

AGENDA SECTION: ATTORNEY'S REPORT

SUBJECT: Attorney's Report

SUGGESTED MOTION: Thomas Dene

BACKGROUND AND SUMMARY:

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

ATTACHMENTS:

AGENDA ITEM NO. XI.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: June 10, 2026

SUBMITTED BY: Neta Farmer

ITEM TYPE: Information Item

AGENDA SECTION: CHAIRMAN'S REPORT

SUBJECT: Chairman's Report

SUGGESTED MOTION: Chairman Smith

BACKGROUND AND SUMMARY:

- **Informational – Status of Project Beaver**
- **Informational – Update on development of Lots 6 and 7 in the Highlands Park.**
  - **Jordan Powers to present status of this project's grant applications.**
- **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 – County has started a compilation of a 10 Year Plan.**

ATTACHMENTS:

AGENDA ITEM NO. XII.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: June 10, 2026

SUBMITTED BY: Neta Farmer

ITEM TYPE: Action 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)**
- **Call for closed session.**

ATTACHMENTS:

AGENDA ITEM NO. XIII.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	June 10, 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 XII.

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: JUNE 10, 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. XIV.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	June 10, 2026
SUBMITTED BY:	Neta Farmer
ITEM TYPE:	Information Item
AGENDA SECTION:	LATE ITEMS
SUBJECT:	Late Items
SUGGESTED MOTION:	Chairman Smith

BACKGROUND AND SUMMARY:

Call for any late items

ATTACHMENTS:

AGENDA ITEM NO. XV.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	June 10, 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:	
ATTACHMENTS:	

AGENDA ITEM NO. XVI.1

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INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: June 10, 2026

SUBMITTED BY: Neta Farmer

ITEM TYPE: Information Item

AGENDA SECTION: NEW ACTION ITEMS

SUBJECT: New Action Items

SUGGESTED MOTION: Chairman Smith

BACKGROUND AND SUMMARY:

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

ATTACHMENTS: