WASHINGTON COUNTY
INDUSTRIAL DEVELOPMENT AUTHORITY
AGENDA - WEDNESDAY, NOVEMBER 4, 2026

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

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

Dale S Cook**, Chairman**
James D Swartz**, Vice Chair**
Randall Blevins**, Board Member**
Mark Redman**, Board Member**
Mike Rush**, Treasurer**
Dan W Smith**, Board Member**
Randy Woodward**, Board Member**

I. CALL TO ORDER

II. ADMISSION OF BOARD MEMBERS PARTICIPATING ELECTRONICALLY

1. **Admission of Board Members Participating Electronically**

III. REVIEW AND APPROVAL OF NOVEMBER AGENDA

Chairman Cook

1. **Review and Approval of November Agenda**

IV. INTRODUCTION OF GUESTS

1. **Introduction of Guests**

V. REVIEW AND APPROVAL OF MINUTES

1. **Review and Approval of Minutes**

VI. PRESENTATION BY KIM DAVIS

1. **Presentation by Kim Davis**

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**
3. **Payment of Invoices**

VIII. REPORTS FROM IDA COMMITTEES

1. **Finance Committee**
2. **Facilities Committee**
3. **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**

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:	November 4, 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 Cook
BACKGROUND AND SUMMARY:	
ATTACHMENTS:	

AGENDA ITEM NO. III.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	November 4, 2026
SUBMITTED BY:	Neta Farmer
ITEM TYPE:	Action Item
AGENDA SECTION:	REVIEW AND APPROVAL OF NOVEMBER AGENDA
SUBJECT:	Review and Approval of November Agenda
SUGGESTED MOTION:	Chairman Cook
BACKGROUND AND SUMMARY:	
ATTACHMENTS:	

AGENDA

Monthly Board Meeting
of the
INDUSTRIAL DEVELOPMENT AUTHORITY OF WASHINGTON COUNTY, VIRGINIA
November 4, 2026
12:30 P.M.

I. **CALL TO ORDER – Dale S. Cook, *Chairman***

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

III. **REVIEW AND APPROVAL OF NOVEMBER AGENDA – *Chairman Cook***

IV. **INTRODUCTION OF GUESTS –**

V. **REVIEW AND APPROVAL OF MINUTES –** *October 14,2026*

VI. **PRESENTATION BY KIM DAVIS – *Executive Director for SWVA Cultural Center, Friends of SWVA, & Round the Mtn***

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***
- **Financial Reports and Updated Financial Report – *Neta Farmer, IDA Secretary***
- **Payment of Invoices – *Chairman Cook***
  - ***Fred Parker***
  - ***Thomas Dene***

VIII. **REPORTS FROM IDA COMMITTEES**

- **Finance Committee – Mike Rush, *Chairman***
- **Facilities Committee – Dan Smith, *Chairman***
  - **Status Water Fountain Project**
  - **Next steps on building renovations**
- **AD HOC COMMITTEE REPORT – *Dale Cook***
  - **2026 tours of manufacturing facilities.**

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

- **Lease Extensions with VDGS and DSS**
- **Electro-Mechanical Performance Report**
- **Miscellaneous**

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

- **Status of Project Beaver; Review of Performance Agreement with Stuart-Rush**
- **Update on development of Lots 6 and 7 in the Highlands Park.**
- **Inland Port update**
- **Status of the County Wide Wastewater Treatment Study**
- **Update on Five-Year Plan**

XI. **UPDATE FROM DIRECTOR OF ECONOMIC DEVELOPMENT**

- **Marketing Request**

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 completing Lease Agreements with DSS and DGS

Chairman Cook

- Work on Paramount Industries boundary exchange: In process

XV. **NEW ACTION ITEMS**

- Chairman
- Legal Counsel
- IDA Mission Sub-Committee

XVI. **ADJOURN**

AGENDA ITEM NO. IV.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	November 4, 2026
SUBMITTED BY:	Neta Farmer
ITEM TYPE:	Information Item
AGENDA SECTION:	INTRODUCTION OF GUESTS
SUBJECT:	Introduction of Guests
SUGGESTED MOTION:	Chairman Cook
BACKGROUND AND SUMMARY:	
ATTACHMENTS:	

AGENDA ITEM NO. V.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	November 4, 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 Cook
BACKGROUND AND SUMMARY:	
ATTACHMENTS:	

INDUSTRIAL DEVELOPMENT AUTHORITY OF WASHINGTON COUNTY, VIRGINIA
BOARD OF DIRECTOR MEETING MINUTES - *October14, 2026*

MINUTES OF MEETING
The Board of Directors of the Industrial Development Authority of Washington County, Virginia met pursuant to notice on Wednesday, October 14, 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 October board meeting.

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

ABSENT:
Randy Woodward

GUESTS:
Jordan Powers, *Mount Rogers Planning District Commission*

ALSO, PRESENT:
Scott Wilson, *Thompson and Litton*
Jason Berry, *County Administrator*
Fred Parker, *IDA Fiscal Agent*
Thomas Dene, *Dene & Dene, P.C., IDA Legal Counsel*
Neta Farmer, *IDA Secretary*
Ruth Billings, *IDA Recording Secretary*

CALL TO ORDER – *Dale S. Cook, Chairman*
Chairman Cook called the regular October board meeting to order at 12:30 p.m. and determined a quorum was present. He welcomed legislative aides Lanz Geisler and Thatcher Stanley and thanked them for attending the board meeting.

ADMISSION OF BOARD MEMBERS PARTICIPATING ELECTRONICALLY – *Chairman Cook*
Chairman Cook announced that six of the seven Board members were physically present and Dan Smith would be participating electronically. A motion was made by Randall Blevins and seconded by Jim Swartz to approve Dan Smith participating electronically via Teams.

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

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

Before the meeting, Randy Woodward informed Chairman Cook that he would be unable to attend.

Mark Redman apologized for missing the September board meeting because of a health issue, reported that he was feeling better, and thanked everyone for their prayers.

REVIEW AND APPROVAL OF OCTOBER AGENDA – *Chairman Cook*
A motion was made by Mark Redman and seconded by Mike Rush to approve the October 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 –

Chairman Cook thanked Jason Berry, Scott Wilson and Jordan Powers for attending the board meeting.

REVIEW AND APPROVAL OF MINUTES – *September 9,2026*

A motion was made by Mike Rush and seconded by Randall Blevins to approve the September 9th board meeting minutes.

The vote on the above-mentioned motion was as follows: (5-0-1):

Blevins	Aye	Swartz	Aye	Rush	Aye	Smith	Aye
Cook	Aye						

Because he had not attended the September board meeting, Mark Redman abstained from the vote.

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 VIP report with the Board. A motion was made by Mike Rush and seconded by Jim Swartz to approve the VIP report 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 report with the Board. He reported that the bond payment is due by November 1, 2026. A copy of his memo to Washington County was included in the board packets.

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

Neta Farmer reviewed the following financial reports with the Board:

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

A motion was made by Dan Smith and seconded by Mike Rush to accept the financial reports and updated financial report presented 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 Cook***

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

- *Fred Parker (Fiscal Agent for the IDA – October invoice) $500.00*
- *Thomas Dene (Legal Counsel for the IDA - October invoice) $1,547.10*

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** – Mike Rush, *Chairman*

Jim Swartz reported that the committee had met prior to the board meeting. They discussed the bond payments and the new QuickBooks format. They had questions about the IDA's commitment to Suart Rush and Anderson and Son's Meatpacking that they will ask David Brown when he attends the next meeting.

- **Facilities Committee** – Dan Smith, *Chairman*

  - **Status Water Fountain Project**

  Facilities Committee Chairman reported that Tim Caudell is expected to pick up the stainless-steel surrounds today and complete the project by the end of next week.

  Brian Reed received a call in regards that the first floor was overheating. He contacted Cook's Mechanical and they found that the compressor was leaking. CM contacted Trane and they supplied a new compressor which CM installed. We have not received an invoice for the installation cost currently.

  We continue to have issues with the women's restroom in the WIC waiting area during the last month. Suredrain was called, they removed and replaced the toilet in that location and scoped the sewer line to make sure that there was no obstruction causing the issue. He recommended that the IDA pay for the replacement of the toilet and the scoping of the sewer pipe and the other charges be billed to the tenant.

  - **Next steps on building renovations**

  The committee is working on items in conjunction with the lease agreements.

- **AD HOC COMMITTEE REPORT** – *Dale Cook*

Chairman Cook reported that he and Alicia Roland are planning a joint breakfast meeting for the County Authorities during the first week of February at the Higher Ed Center. Additional details will be provided as they become available.

ATTORNEY'S REPORT – *Thomas Dene*

- **Lease Extensions with VDGS and DSS**

Thomas Dene reported that DSS had agreed to extend the lease agreement and he was still waiting on DGS sending a draft of the lease. He made a recommendation to the Board

Dan Smith moved, and Jim Swartz seconded, to authorize the Chairman to approve another extension if needed.

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

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

- **Status of Electro-Mechanical Annual Report**

Mr. Dene reported that Electro-Mechanical's annual performance report was due in July. He would reach out to them.

- **Miscellaneous**

Mr. Dene gave an update regarding new rules that went into effect in July. When the agenda is posted on the website there are limitations on what you can do once it is posted. The item would have to be tabled until the next meeting.

CHAIRMAN'S REPORT – *Chairman Cook*

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

Jordan Powers reported that he had received a formal letter from the EA confirming that the project is eligible for the amount of funding that was requested which is the next step in the process. They gave him a three-page list of items that need to be submitted to them by October 30th. He stated that he would be able to handle their request. He asked the Board about letters of interest for the site.

Dan Smith expressed appreciation to Josh Reeves of Special T Manufacturing for taking the time to write a letter of support. The Board discussed other potential supporters in the county who could provide additional letters. Alicia Roland will send Mr. Powers a map and an outline of how the County markets the sites. Mr. Powers added that, as part of the process, public notice must be published for the environmental review conducted by the PDZ at an estimated cost of $95.

Dan Smith moved, and Jim Swartz seconded, to reimburse MRPDC $95 for the public notice.

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 Cook asked Jason Berry to give an update on the Inland Port. Mr. Berry stated that the General Assembly with Todd Pillion's leadership added 20 million in the budget to further extend the final design. Several from the County were on the call with the Inland Port representatives. They have decided on a small footprint impact on the area in and around Oak Park and beyond. They will need to have a public hearing to satisfy the environmental requirements and it's scheduled for January 7th in the County boardroom.

- **Status of the County Wide Wastewater Treatment Study**

Dan Smith reported that they were expecting a draft at the end of September and have not received anything at the time of the meeting.

- **Land Swap with Paramont**

Chairman Cook reported that he talked with Jeff Johnson, and he stated that they were waiting on information from the surveyor

- **Digitalization of Records**

Chairman Cook reported that he had talked with the County employees and Dan Smith has sent an email asking a few basic questions.

- **Update on Five-Year Plan**

Jason Berry reported that the County had discussed with Aaron Sizemore about contracting with MRPDC to do the data update. More information will be given as it becomes available.

UPDATE FROM DIRECTOR OF ECONOMIC DEVELOPMENT

Alicia Roland reported Project Laurel Gateway, that the IDA helped fund a grant for the feasibility study for the individual property over in Damascus that the IDA used to own and it now owned by the IDA. The feasibility study was presented last night at the BOS meeting. It was determined the site would be best used for recreational overnight stays. The main restriction currently is the access to sewer. Ms. Roland will email the feasibility study to the Board.

Jason Berry reported that management staff of the Dept. of Conservation Resources would coming next week to walk the Mendota Trail

CLOSED SESSION

At 1:30 p.m. a motion was made by Jim Swartz and seconded by Mike Rushto conduct a closed meeting including 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 1:47 p.m. a motion was made by Dan Smith and seconded by Mike Rush 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				

Jim Swartz 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.
Chairman Cook reported that he and Alicia Roland will be adding the PRIFA meeting tomorrow.

REVIEW OF LAST MONTH'S ACTION ITEMS

Legal Counsel

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

Chairman Cook

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

NEW ACTION ITEMS

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

ADJOURN

A motion was made by Jim Swartz and seconded by Randall Blevins to adjourn the October board meeting. The meeting was adjourned at 1:55 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. VI.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	November 4, 2026
SUBMITTED BY:	Neta Farmer
ITEM TYPE:	Presentation
AGENDA SECTION:	PRESENTATION BY KIM DAVIS
SUBJECT:	Presentation by Kim Davis
SUGGESTED MOTION:	
BACKGROUND AND SUMMARY:	
ATTACHMENTS:	

AGENDA ITEM NO. VII.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	November 4, 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:	November 4, 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
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:	November 4, 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 Cook
BACKGROUND AND SUMMARY:	
ATTACHMENTS:	

AGENDA ITEM NO. VIII.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	November 4, 2026
SUBMITTED BY:	Neta Farmer
ITEM TYPE:	Information Item
AGENDA SECTION:	REPORTS FROM IDA COMMITTEES
SUBJECT:	Finance Committee
SUGGESTED MOTION:	Treasurer Mike Rush
BACKGROUND AND SUMMARY:	
ATTACHMENTS:	

AGENDA ITEM NO. VIII.2

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: November 4, 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:

- Status Water Fountain Project
- Next steps on building renovations

ATTACHMENTS:

AGENDA ITEM NO. VIII.3

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: November 4, 2026

SUBMITTED BY: Neta Farmer

ITEM TYPE: Information Item

AGENDA SECTION: REPORTS FROM IDA COMMITTEES

SUBJECT: AD HOC Committee

SUGGESTED MOTION: Dale Cook, Chairman

BACKGROUND AND SUMMARY:

- 2026 tours of manufacturing facilities

ATTACHMENTS:

AGENDA ITEM NO. IX.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: November 4, 2026

SUBMITTED BY: Neta Farmer

ITEM TYPE: Information Item

AGENDA SECTION: ATTORNEY'S REPORT

SUBJECT: Attorney's Report

SUGGESTED MOTION: Thomas Dene, Legal Counsel

BACKGROUND AND SUMMARY:

- Lease Extensions with VDGS and DSS
- Electro-Mechanical Performance Report
- Miscellaneous

ATTACHMENTS:

AGENDA ITEM NO. X.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: November 4, 2026

SUBMITTED BY: Neta Farmer

ITEM TYPE: Information Item

AGENDA SECTION: CHAIRMAN'S REPORT

SUBJECT: Chairman's Report

SUGGESTED MOTION: Dale Cook

BACKGROUND AND SUMMARY:

- Status of Project Beaver; Review of Performance Agreement with Stuart-Rush
- Update on development of Lots 6 and 7 in the Highlands Park
- Inland Port update
- Status of the County Wide Wastewater TreatmentStudy
- Update on Five-Year Plan

ATTACHMENTS:

AGENDA ITEM NO. XI.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	November 4, 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:

- Marketing Request

ATTACHMENTS:

AGENDA ITEM NO. XII.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	November 4, 2026
SUBMITTED BY:	Neta Farmer
ITEM TYPE:	Action Item
AGENDA SECTION:	CLOSED SESSION
SUBJECT:	Closed Session
SUGGESTED MOTION:	Chairman Cook
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: NOVEMBER 4, 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:	November 4, 2026
SUBMITTED BY:	Neta Farmer
ITEM TYPE:	Information Item
AGENDA SECTION:	LATE ITEMS
SUBJECT:	Late Items
SUGGESTED MOTION:	Chairman Cook
BACKGROUND AND SUMMARY:	
ATTACHMENTS:	

AGENDA ITEM NO. XIV.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	November 4, 2026
SUBMITTED BY:	Neta Farmer
ITEM TYPE:	Action Item
AGENDA SECTION:	REVIEW OF LAST MONTH'S ACTION ITEMS
SUBJECT:	Review of Last Month's Action Items
SUGGESTED MOTION:	Chairman Cook

BACKGROUND AND SUMMARY:

Legal Counsel

- Work on completing Lease Agreements with DSS and DGS

Chairman Cook

- Work on Paramont Industries boundary exchange: In process

ATTACHMENTS:

AGENDA ITEM NO. XV.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	November 4, 2026
SUBMITTED BY:	Neta Farmer
ITEM TYPE:	Information Item
AGENDA SECTION:	NEW ACTION ITEMS
SUBJECT:	New Action Items
SUGGESTED MOTION:	Chairman Cook
BACKGROUND AND SUMMARY:	
ATTACHMENTS:	