WASHINGTON COUNTY
INDUSTRIAL DEVELOPMENT AUTHORITY
AGENDA - WEDNESDAY, OCTOBER 14, 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

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

II. REVIEW AND APPROVAL OF AGENDA
1. Review and Approval of October Agenda

III. INTRODUCTION OF GUESTS
Chairman Cook
1. Introduction of Guests

IV. REVIEW AND APPROVAL OF MINUTES
1. Review and Approval of Minutes - September 9, 2026

V. 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

VI. REPORTS FROM IDA COMMITTEES
1. Finance Committee

2. Facilities Committee

VII. AD HOC COMMITTEE REPORT
1. AD HOC Committee Report

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

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

X. UPDATE FROM DIRECTOR OF ECONOMIC DEVELOPMENT
1. Update From Director of Economic Development

XI. CLOSED SESSION

1. **Closed Session**

XII. LATE ITEMS

1. **Late Items**

XIII.

REVIEW OF LAST MONTH'S ACTION ITEMS

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

XIV.NEW ACTION ITEMS

1. **New Action Items**

XV. ADJOURN

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	October 14, 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. II.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	October 14, 2026
SUBMITTED BY:	Neta Farmer
ITEM TYPE:	Action Item
AGENDA SECTION:	REVIEW AND APPROVAL OF AGENDA
SUBJECT:	Review and Approval of October Agenda
SUGGESTED MOTION:	Chairman Cook
BACKGROUND AND SUMMARY:	
ATTACHMENTS:	

AGENDA

Monthly Board Meeting
of the
INDUSTRIAL DEVELOPMENT AUTHORITY OF WASHINGTON COUNTY, VIRGINIA
October 14, 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 OCTOBER AGENDA – *Chairman Cook*

IV. INTRODUCTION OF GUESTS –

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

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

VII. 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.**

VIII. ATTORNEY'S REPORT – *Thomas Dene*

- **Lease Extensions with VDGS and DSS**
- **Status of Electro-Mechanical Annual Report**
- **Miscellaneous**

IX. CHAIRMAN'S REPORT – *Chairman Cook*

- **Update on development of Lots 6 and 7 in the Highlands Park.**
- **Project Wolf update**
- **Status of the County Wide Wastewater Treatment Study**
- **Land Swap with Paramont**
- **Digitalization of Records**
- **Update on Five-Year Plan**

X. UPDATE FROM DIRECTOR OF ECONOMIC DEVELOPMENT

- **Marketing Request**

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 Cook

- Work on Paramount Industries boundary exchange: In process

XIV. NEW ACTION ITEMS

- Chairman
- Legal Counsel
- IDA Mission Sub-Committee

XV. ADJOURN

AGENDA ITEM NO. III.1

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INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	October 14, 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. IV.1

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INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	October 14, 2026
SUBMITTED BY:	Neta Farmer
ITEM TYPE:	Action Item
AGENDA SECTION:	REVIEW AND APPROVAL OF MINUTES
SUBJECT:	Review and Approval of Minutes - September 9, 2026
SUGGESTED MOTION:	Chairman Cook
BACKGROUND AND SUMMARY:	
ATTACHMENTS:	

INDUSTRIAL DEVELOPMENT AUTHORITY OF WASHINGTON COUNTY, VIRGINIA
BOARD OF DIRECTOR MEETING MINUTES - *September 9, 2026*

MINUTES OF MEETING
The Board of Directors of the Industrial Development Authority of Washington County, Virginia met pursuant to notice on Wednesday, September 9, 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 September board meeting.

PRESENT:
Dale Cook, *Chairman*
Jim Swartz, *Vice Chairman/Treasurer*
Mike Rush, *Treasurer*
Randall Blevins
Dan Smith
Randy Woodward

ABSENT:
Mark Redman

GUESTS:
Lanz Geisler, *Legislative Director for Senator Todd Pillion*
Thatcher Stanley, *Legislative Assistant for Delegate Israel O'Quinn*

ALSO, PRESENT:
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 – *Dale S. Cook, Chairman*
Chairman Cook called the regular September 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 no member of the board would be participating electronically. He stated that he and Jim Swartz had received a text from Mark Redman that he had been in the hospital since Sunday and would not be attending the September board meeting. Chairman Cook asked everyone to keep Mark in their prayers.

REVIEW AND APPROVAL OF SEPTEMBER AGENDA – *Chairman Cook*
A motion was made by Dan Smith and seconded by Randall Blevins to approve the September board meeting agenda as presented.

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

Blevins	Aye	Swartz	Aye	Rush	Aye	Smith	Aye
Cook	Aye	Woodward	Aye				

INTRODUCTION OF GUESTS –
Chairman Cook introduced and thanked the guests for attending earlier in the meeting.

REVIEW AND APPROVAL OF MINUTES – *August 12,2026*
A motion was made by Mike Rush and seconded by Jim Swartz to approve the minutes of the August 12th board meeting.

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

Blevins	Aye	Swartz	Aye	Rush	Aye	Smith	Aye
Cook	Aye	Woodward	Aye				

LANZ GEISLER – LEGISLATIVE DIRECTOR FOR SENATOR TODD PILLION
THATCHER STANLEY - LEGISLATIVE ASSISTANT FOR DELEGATE ISRAEL O'QUINN

Chairman Cook commented that Senator Pillion and Delegate O'Quinn had both expressed an interest in attending the IDA meeting but had previous commitments and had sent their legislative aides. They handed out documents on the status of the Southwest Virginia Inland Port. Thatcher Stanley inquired if the Board had any legislative ideas or questions they may have and their doors were always open.

Lanz Geisler gave a brief introduction and stated that he had been Senator Pillion's Legislative Aide since October. He thanked the IDA for donating the land at Oak Park back in 2023 before the state had put any money behind the Inland Port Project and how much it mattered to Senator Pillion and Delegate O'Quinn for them to go to Richmond and advocate for the success and completion of the project. It's no longer a study but a funded project that is in active development. The state budget that was signed in June includes 20 million in dedicated first year funding for the Inland Port at Oak Park. The Port Authority has already issued notices to proceed on final design and environmental review, which are both on track to finish in early fall of 2027. Last fall the VA Port Authority completed the field work at Oak Park in the North Southern Mainline. In December, an economic impact study confirmed real commercial demand, and Governor Youngkin's outgoing budget then proposed funding to complete the design and begin construction. During this session's budget project, the Senate kept this funding, however, it was removed by the House. There was a significate discrepancy between the two reports between the House and the Senate budgets. Senator Pillion remained vocal at a budget conference that this was among his top priorities in the conference settled at 20 million for this project and subsequently signed into law just before the fiscal year began. The final budget language states the money finishes the design and then start site readiness infrastructure and industry recruitment. Any unspent balance from that 20 million carries forward and doesn't go back into the state money and will remain with this project. The VPA is required to report quarterly to the governor, three secretaries, VDP, and both money committees to make sure the project stays on track. As of last week, the BPA report confirms both the design and environmental review are underway and are on track to finish in early fall 2027 for the gateway to begin construction. Next month the board secretaries of transportation and commerce and director of VEDP are planning a site visit. Mr. Geisler thanked the Board for allowing them to attend the meeting and for their continued support of the project. He also answered questions from the Board.

Chairman Cook thanked both for attending the meeting and on the behalf of the IDA to take back their commitment to support the project and let us know how we can be used to help this project for come to fruition.

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***

Neta Farmer read the memo from Fred Parker to the Board that he was teaching a class in Chesterfield County from September 9th through the 11th and unable to attend the board meeting. Mrs. Farmer reviewed the VIP report with the Board. A motion was made by Randall Blevins and seconded by Dan Smith to approve the VIP report presented by Neta Farmer.

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

Blevins	Aye	Swartz	Aye	Rush	Aye	Smith	Aye
Cook	Aye	Woodward	Aye				

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

Neta Farmer reviewed the following financial reports with the Board:

- Balance Sheet *(August 2026)*
- Profit & Loss vs Actual *(August 2026)*
- Profit & Loss by Class *(July – August 2026)*

- Profit & Loss by Class – C. B. Hale Building *(July* – August *2026)*

A motion was made by Mike Rush and seconded by Jim Swartz to accept the financial reports given by Neta Farmer.

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

Blevins	Aye	Swartz	Aye	Rush	Aye	Smith	Aye
Cook	Aye	Woodward	Aye				

- **Payment of Invoices** – ***Chairman Cook***

A motion was made by Dan Smith and seconded by Jim Swartz to pay the following invoices:

- *Fred Parker (Fiscal Agent for the IDA – September invoice)* *$500.00*
- *Thomas Dene (Legal Counsel for the IDA - September invoice)* *$1,661.19*
- *Robinson, Farmer, & Cox, CPA's (Annual Audit invoice)* *$8,900.00*

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

Blevins	Aye	Swartz	Aye	Rush	Aye	Smith	Aye
Cook	Aye	Woodward	Aye				

Neta Farmer reported that she had received an email that the audit had been completed and Emily Viers would be reviewing the report with the Board at a later board meeting. She also stated that she had started using QuickBooks online for the IDA financials. The introductory price would be $14.00 a month for two months then would go to $140.00 a month and would be drafted each month from the operating account.

REPORTS FROM IDA COMMITTEES

- **Finance Committee** – Mike Rush, *Chairman*

Treasurer Rush reported that the finance committee met prior to the regular board meeting to review the August financial statements that had been reviewed and approved by David Brown. Mr. Brown will be attending a meeting later in the fall to discuss the QuickBooks online conversion and address any other financial matters raised by the Board. It was noted that the financial reports looked different due to the online version of QuickBooks. The meeting adjourned at approximately 12:02 pm.

Treasurer Rush also discussed payment to the Washington County Chamber of Commerce for administrative services for July – December services.

- **Facilities Committee** – Dan Smith, *Chairman*
  - **Status Water Fountain Project**

Facilities Committee Chairman Smith reported that the water fountain project should be completed by the October board meeting.

  - **Status on the repair to the Fire Department hookup to fire suppression system and fire hose repair.**

Facilities Committee Chairman Smith reported that the repairs had been completed last month, and this item could be deleted from his report.

  - **Next steps on building renovations**

The Facilities Committee continues to work with the tenants on the next steps in building renovations and working through the lease negotiations.

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

Chairman Cook reported that he is working with Alicia Roland on compiling a list of industries located in Washington County. They also will review industries that have held onsite visits and those that would like to attend an upcoming meeting and have the IDA meeting onsite.

ATTORNEY'S REPORT – *Thomas Dene*

- **Lease Extensions with VDGS and DSS**

Thomas Dene reported that he had been devoting his time to the lease negotiations. The DSS is on hold while they continue to work something out with DGS. They are making some progress but are unsure if it will be completed by the end of the month when the current 90-day extension expires. He asked the Board to authorize the chairman if it becomes necessary to extend the lease on the same terms and conditions for an additional 30 days.

A motion was made by Dan Smith and seconded by Mike Rush to extend the leases on the same terms and conditions for an additional 30 days.

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

Blevins	Aye	Swartz	Aye	Rush	Aye	Smith	Aye
Cook	Aye	Woodward	Aye				

- **Miscellaneous**

Thomas Dene reported that the Virginia Laser deed had been recorded.

CHAIRMAN'S REPORT – *Chairman Cook*

- Chairman Cook reported that he had met with Dwayne Anderson, Mayor of Abingdon, to discuss how the IDA wants to work together and make Washington County a better place. He attended the BOS meeting last night and represented the IDA.

- **Status of Project Beaver; Review of Performance Agreement with Stuart-Rush**

Thomas Dene reported that everything had been signed on the performance agreement with Stuart Rush and he needed to fill in the dates and recirculate the final copy. Dan Smith reported that he had reached out to Rusty Little regarding the loan agreement and is waiting for his response.

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

Dan Smith reported that he had talked with Jordan Powers from MRPDC, and he had indicated that he had conversations with the representatives from the economic development administration, which is the third grant for grade work for lots 6 and 7. She is recommending a letter from a prospective business. He had reached out to David Monk at Stuart Rush and to Josh Reeves at Special T Manufacturing and both were very positive about writing a letter. Mr. Smith will be getting back in touch with them soon with Mr. Powers to outline the letter going the EDA and help to draft the requested letter. Chairman Cook thanked Mr. Smith for continuing to carry the torch.

- **Project Wolf update**

An update on Project Wolf was given earlier in the meeting.

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

Dan Smith reported that he had reached out to McGill and to Kevin Worley, Abingdon Project Manager, and they relayed that they are still waiting on some information from the WCSA, but they expect to have a draft for our review and comment by the end of September.

- **Update on Five-Year Plan**

Chairman Cook had discussed at the August meeting about hosting a countywide meeting of authority members for informational educations purposes. He and Alicia Roland have been in discussion about a possible date to hold the meeting. They will be posting the meeting notice. More details will be given as they become available.

UPDATE FROM DIRECTOR OF ECONOMIC DEVELOPMENT – *Alicia Roland*

- **Update on ED Meeting**

Alicia Rolan reported that the ED committee had met last week and had identified potential sites for an industrial park. She had invited Kim Davis, Director of SWVA Cultural Center, to give a presentation at the BOS meeting on October 13th and to the IDA on October 14rh to discuss tourism in the region.

CLOSED SESSION

At 1:20 p.m. a motion was made by Jim Swartz and seconded by Mike Rush to conduct a closed meeting including Alicia Roland, Thomas Dene and Jeff Johnson, legal counsel for Paramont industries, LLC, 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	Swartz	Aye	Rush	Aye	Smith	Aye
Cook	Aye	Woodward	Aye				

At 3:24 p.m. a motion was made by Dan Smith and seconded by Randall Blevins to reconvene in Open Session.

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

Blevins	Aye	Swartz	Aye	Rush	Aye	Smith	Aye
Cook	Aye	Woodward	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	Swartz	Aye	Rush	Aye	Smith	Aye
Cook	Aye	Woodward	Aye				

LATE ITEMS – Call for any late items.

Chairman Cook announced that the November monthly meeting was on the same day as Veteran's Day and they would need to reschedule the meeting to the first Wednesday (November 4th) It was the consensus of the Board to have the November board meeting on the 4th due to the holiday.

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**

Administrative Fee

A motion was made by Randy Woodward and seconded by Mike Rush to approve payment that had been budgeted for the Washington County Chamber of Commerce for $25,000 for the first payment of two payments for administrative services.

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

Blevins	Aye	Swartz	Aye	Rush	Aye	Smith	Aye
Cook	Aye	Woodward	Aye				

ADJOURN

A motion was made by Randall Blevins and seconded by Mike Rush to adjourn the September board meeting. The meeting was adjourned at 2:25 pm.

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

Blevins	Aye	Swartz	Aye	Rush	Aye	Smith	Aye
Cook	Aye	Woodward	Aye				

AGENDA ITEM NO. V.1

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INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	October 14, 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. V.2

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	October 14, 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. V.3

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INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	October 14, 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. VI.1

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INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	October 14, 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. VI.2

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INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: October 14, 2026

SUBMITTED BY: Neta Farmer

ITEM TYPE: Information Item

AGENDA SECTION: REPORTS FROM IDA COMMITTEES

SUBJECT: Facilities Committee

SUGGESTED MOTION: Chairman Cook

BACKGROUND AND SUMMARY:

- Status water fountain project
- Next steps on building renovations

ATTACHMENTS:

AGENDA ITEM NO. VII.1

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INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: October 14, 2026

SUBMITTED BY: Neta Farmer

ITEM TYPE: Information Item

AGENDA SECTION: AD HOC COMMITTEE REPORT

SUBJECT: AD HOC Committee Report

SUGGESTED MOTION: Dale Cook, Chairman

BACKGROUND AND SUMMARY:

- **2026 tours of manufacturing facilities**

ATTACHMENTS:

AGENDA ITEM NO. VIII.1

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INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: October 14, 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**
- **Status of Electro-Mechanical Annual Report**
- **Miscellaneous**

ATTACHMENTS:

AGENDA ITEM NO. IX.1

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INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: October 14, 2026

SUBMITTED BY: Neta Farmer

ITEM TYPE: Information Item

AGENDA SECTION: CHAIRMAN'S REPORT

SUBJECT: Chairman's Report

SUGGESTED MOTION: Chairman Cook

BACKGROUND AND SUMMARY:

- **Update on development of Lots 6 and 7 in the Highlands Park.**
- **Project Wolf update**
- **Status of the County Wide Wastewater Treatment Study**
- **Land Swap with Paramont**
- **Digitalization of Records**
- **Update on Five-Year Plan**

ATTACHMENTS:

AGENDA ITEM NO. X.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	October 14, 2026
SUBMITTED BY:	Neta Farmer
ITEM TYPE:	Approval of Routine Financial Matters
AGENDA SECTION:	UPDATE FROM DIRECTOR OF ECONOMIC DEVELOPMENT
SUBJECT:	Update From Director of Economic Development
SUGGESTED MOTION:	Jason Berry, County Administrator

BACKGROUND AND SUMMARY:

- **Marketing Request**

ATTACHMENTS:

AGENDA ITEM NO. XI.1

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INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	October 14, 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 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: OCTOBER 14, 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. XII.1

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INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	October 14, 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. XIII.1

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INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	October 14, 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 Cook
BACKGROUND AND SUMMARY:	

Legal Counsel

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

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Chairman Cook

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

ATTACHMENTS:

AGENDA ITEM NO. XIV.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	October 14, 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:

- Chairman
- Legal Counsel

ATTACHMENTS: