WASHINGTON COUNTY
INDUSTRIAL DEVELOPMENT AUTHORITY
AGENDA - WEDNESDAY, SEPTEMBER 9, 2026

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

Board Auditorium
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
Chairman Dale S. Cook

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

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

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

V. REVIEW AND APPROVAL OF MINUTES
1. Review and Approval of Minutes - August 12, 2026

VI. SENATOR TODD PILLION AND DELEGATE ISRAEL O'QUINN
1. Senator Todd Pillion and Delegate Israel O'Quinn

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
1. 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. II.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

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

AGENDA

Monthly Board Meeting
of the
INDUSTRIAL DEVELOPMENT AUTHORITY OF WASHINGTON COUNTY, VIRGINIA
September 9, 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 SEPTEMBER AGENDA – *Chairman Cook***

IV. **INTRODUCTION OF GUESTS –**

V. **REVIEW AND APPROVAL OF MINUTES – *August 12,2026***

VI. **SENATOR TODD PILLION AND DELEGATE ISRAEL O'QUINN**

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 Cook***
  - ***Fred Parker***
  - ***Thomas Dene***

VIII. **REPORTS FROM IDA COMMITTEES**

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

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

- **Lease Extensions with VDGS and DSS**
- **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.**
- **Project Wolf update**
- **Status of the County Wide Wastewater Treatment Study**
- **Update on Five-Year Plan**

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

- **Update on ED Meeting**

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 Smith

- 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:	September 9, 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:	September 9, 2026
SUBMITTED BY:	Neta Farmer
ITEM TYPE:	Action Item
AGENDA SECTION:	REVIEW AND APPROVAL OF MINUTES
SUBJECT:	Review and Approval of Minutes - August 12, 2026
SUGGESTED MOTION:	Chairman Cook
BACKGROUND AND SUMMARY:	
ATTACHMENTS:	

INDUSTRIAL DEVELOPMENT AUTHORITY OF WASHINGTON COUNTY, VIRGINIA
BOARD OF DIRECTOR MEETING MINUTES - *August 12, 2026*

MINUTES OF MEETING

The Board of Directors of the Industrial Development Authority of Washington County, Virginia met pursuant to notice on Wednesday, August 12, 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 August board meeting.

PRESENT:

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

ABSENT:

GUESTS:

Lee Brannon, *Monroe District, Washington County Board of Supervisors*
Aaron Sizemore, *MRPDC*
Jordan Powers, *MRPDC*
Mason Gragg, *MRPDC*

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 – *Dale S. Cook, Chairman*

Chairman Cook called the regular August board meeting to order at 12:31 p.m. and determined a quorum was present. He welcomed Lee Brannon, Aaron Sizemore, Jordan Powers and Mason Gragg and thanked them for attending the board meeting. He thanked the Board for allowing him to serve as Chairman and his goal during his term is to work with all parties to ensure that the IDA Board are working together for the best possible outcome for Washington County.

Chairman Cook announced that the IDA had a new member appointed to the Board. Randy Woodward who served on the IDA several years ago as Vice Chairman. He was appointed by the BOS to fill the unexpired term of Jack Phelps.

ADMISSION OF BOARD MEMBERS PARTICIPATING ELECTRONICALLY – *Chairman Cook*

Chairman Cook announced that all seven Board members were physically present and no member of the board would be participating electronically. The Board will be meeting in the executive boardroom until there is clarification regarding the meeting being videoed and the closed captioning.

REVIEW AND APPROVAL OF AUGUST AGENDA – *Chairman Cook*

A motion was made by Randall Blevins and seconded by Jim Swartz to approve the August agenda.

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

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

INTRODUCTION OF GUESTS –

Chairman Cook introduced the guests after calling the meeting to order.

REVIEW AND APPROVAL OF MINUTES – *July 15,2026*

A motion was made by Mike Rush and seconded by Mark Redman to approve the board meeting minutes of July 15, 2026.

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

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

DISCUSSION ON STRATEGIC PLAN OPTIONS – *Aaron Sizemore, MRPDC*

Aaron Sizemore handed out a work request report that showed 110 responses that the tenants had sent to MRPDC from January 2025 through June 2026. Mr. Sizemore reviewed the report with the Board. The HVAC is working better, and plumbing issues remain a problem. The Board reviewed the issues with Mr. Sizemore. MRPDC continues to work on the best way to handle maintenance issues in a timely matter at the C. B. Hale Building. Dan Smith reported that he had met Brian Read to do a walk through the building and discuss items that need to be addressed. Chairman Cook thanked Mr. Sizemore for their continued work at the building.

Mr. Sizemore briefly discussed possibilities of obtaining grant money for an IDA strategic plan. The Board asked Mr. Sizemore to compile a list of possible funding opportunities and present them at a future meeting.

UPDATE ON STATUS OF LOTS 6 & 7 GRANT APPLICATIONS - *Jordan Powers, MRPDC*

Jordan Powers introduced Mason Gragg as part of the project development grant writing team. He will be working with Jordan as a team keep grants moving and keep the pipeline moving. Mr. Powers updated the Board that the GOVA and VA Tobacco Commission grants have been funded contingent of receiving EA funds which is still in review process Every application has to go through the VA Commerce and Trade. He asked if an industry has shown an interest in locating in the park that could fill out the ED 900 Beneficiary Form. Mr. Powers also reported that an ED representative visited last week and he and Mike Rush had taken him on a tour of Virginia Highlands Airport and some sites in Washington County. Mr. Rush briefly discussed the potential of the hanger expansion project and being eligible for EA funds. Approximately 29 people have inquired about anchor space at the airport. Chairman Cook thanked the three of them for attending the meeting.

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 Dan Smith and seconded by Mark Redman to approve the VIP report presented by Mr. Parker.

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

Blevins	Aye	Redman	Aye	Swartz	Aye	Rush	Aye
Smith	Aye	Cook	Aye	Woodward	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 *(July 2026)*
- Profit & Loss vs Actual *(July 2026)*
- Profit & Loss by Class *(July 2026)*
- Profit & Loss by Class – C. B. Hale Building *(July 2026)*

- Updated Financial Report – *(July 2026)*

A motion was made by Dan Smith and seconded by Mike Rush to accept the July financial reports and the updated financial report as presented by Neta Farmer.

Jim Swartz reported that in the Finance Committee the members discussed that some of the equity will probably change as the audit concludes.

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

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

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

Neta Farmer reported that their printer had stopped working Tuesday afternoon due to needing toner and the company had been unable to send it by the time the meeting started. She would let the Board know when the monthly stipend checks would be available.

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

- *Fred Parker (Fiscal Agent for the IDA – August invoice)* *$500.00*
- *Thomas Dene (Legal Counsel for the IDA - August invoice)* *$840.02*

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

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

A motion was made by Jim Swartz and seconded by Mike Rush to approve the Robinson, Farmer, & Cox engagement letter in the amount of $8,900.00 and authorize the Chairman and Secretary to sign the document.

- *Robinson, Farmer, & Cox, CPA's Engagement Letter (2026 Audit)* *$8,900.00*

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

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

REPORTS FROM IDA COMMITTEES

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

Chairman Swartz reported that the Finance Committee had met prior to the Board meeting with the following attending: Dan Smith, Mark Redman, Dr. Mike Rush, Chairman Cook, Dr. Lee Brannon, Jim Swartz.

The committee reviewed the monthly financial reports prior to the August board meeting. It was noted that David Brown had approved the financials for July 2026.

The committee discussed upcoming conversion to cloud QuickBooks. Dashboard reporting will be explored, once the new version is running well. Dr. Rush suggested that the nomenclature for the financials be reviewed for clarity. This will be referred to David Brown for guidance.

On page 28, of the budget, it appears that the budgeted amounts for PVB and FB&T Banks were inverted. They will be referred to David Brown and Neta Farmer for review and corrections.

The Finance Committee adjourned at 12:02 pm.

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

  - **Status Water Fountain Project**

Chairman Smith reported that the water fountain project was progressing. Tim Caudell with Quality Maintenance Service had cleared the drain on the first floor and found that the valve on the second floor was bad and needed to be replaced and he is working on that today. Chairman Smith reported that he had ordered the water fountains from Amazon that had free shipping and the total was $4,878.53. They are expected to be delivered on August 13, 2026. He requested reimbursement from Board for the expenditure. A motion was made by Dan Smith and seconded by Jim Swartz to reimburse him $4,878.53 for the cost of the water fountains.

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

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

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

Chairman Smith reported that when Moody came and tested the fire suppression system, they reported that the hookup for the fire department outside the building would not properly hold pressure. They recommended that we replace the existing hookup and install a new one at the cost of approximately $5,000.00. He had contacted Harold Crosswhite who had previously replaced the domestic waterline into the building and contracted him to dig up the line at the hookup and perform any needed repairs. He came on August 11th and after digging up the line by the hookup found no evidence of a leak. We concluded that any pressure loss had to be the flow back into the line going from the water main into the building. The invoice for the service is $550.00.

A motion was made by Chairman Smith and seconded by Randall Blevins to pay the invoice in the amount of $550.00 to Harold's Ditch Witch Service.

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

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

AD HOC COMMITTEE REPORT – *Dale Cook*

- **2026 tours of manufacturing facilities.**

Chairman Cook reported that he had met with Alicia Roland to review the list of manufacturers located in Washington County to invite them to an upcoming board meeting or inquire about an onsite meeting. More information will be given as it becomes available.

ATTORNEY'S REPORT – *Thomas Dene*

- **Lease Extensions with VDGS and DSS**

Thomas Dene reported that he had not received the signed 60-day or 90-day extension back from the Department of General Services. We have received the signed agreement from the Department of Social Services. He has requested the DGS to provide a copy of whatever form lease they want to use so the IDA can have the same lease that they have with DSS. The Board inquired if subcontractors would be listed in the lease agreements.

- **Miscellaneous**

Mr. Dene reported that he had collected all the signatures on the Suart Rush Performance Agreement. He will contact the County Attorney for additional information.

CHAIRMAN'S REPORT – *Chairman Cook*

- Chairman Cook reported that on July 26th he had made a presentation to the Powell Valley Bank Board of Directors to share a brief synopsis on what the IDA does and its mission. He appreciated the invitation by Leton Harding and the opportunity to share what the IDA does.

- Chairman Cook reported that he been appointed to PRIFA and had attended his first meeting that was held in Marion.

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

This item was discussed earlier in the meeting.

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

This item was discussed earlier in the meeting.

- **Project Wolf update**

Dan Smith reported that he had put together a conference call with Jeff Johnson, Amanda Nelson, Chairman Cook and himself and they met on Monday. They discussed the proposed plat that Paramont had done and made it clear that the IDA wanted to expedite that process as quickly as possible, but we must have acknowledgement from them that it provides what they need. He thought they could move forward before the next meeting. Paramont is interested in starting their project this fall

Amanda Nelson has indicated that they expect to come to Washington County in the latter part of September and have meetings not only with county officials but also with local legislators.

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

No update was discussed on the status of the County Wide Wastewater Treatment Study.

UPDATE FROM DIRECTOR OF ECONOMIC DEVELOPMENT – *Alicia Roland*

Alicia Roland reported that she is working on a carry-over request for the BOS. She requested some funds for a strategic economic development marketing study and to help with updates on the current website. She would like an economic development marketing company to be the third party to review and tell her what is needed, the best way to update the website.

Chairman Cook thanked Lee Brannon for attending the board meeting. Mr. Brannon thanked Jim Swartz for inviting him to the meeting. He wanted to learn as much as possible about the organizations and all the different avenues in the county. He hopes to attend as many meetings as he can in the future to learn more about the IDA.

CLOSED SESSION

At 1:35 p.m. a motion was made by Jim Swartz and seconded by Mike Rushtz to 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: (7-0):

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

At 2:07 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: (7-0):

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

LATE ITEMS – Call for any late items.

Chairman Cook reported that he legal counsel and Jim Swartz that it would be better if the IDA did not have the same person doing two roles. Jim Swartz called Mike Rush and discussed him taking the treasurer's role.

Chairman Cook requested a motion from the Board to accept Jim Swartz resignation as Treasurer.

A motion was made by Dale Cook and seconded by Randall Blevins to accept Jim Swartz resignation as Treasurer.

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

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

A motion was made by Jim Swartz and seconded by Mark Redman to elect Mike Rush as the IDA Treasurer for the year 2026-2027.

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

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

Dan Smith made a request to the Board to be taken off the IDA signature cards. A motion was made by Dan Smith and seconded by Mark Redman for Dan Smith to be taken off the IDA signature cards.

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

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

Neta Farmer made a request to Chairman Cook and the Board for a motion to update the signature cards with the new officers and remove Dan Smith as a signer. The following officers and administrative staff will be authorized on the signature cards:

Chairman	Dale S. Cook
Vice Chairman	Jim Swartz
Treasurer	Mike Rush
Secretary	Neta Farmer
Recording Secretary	Ruth Billings

A motion was made by Jim Swartz and seconded by Mark Redman to add the following officers and administrative staff to the signature cards.

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

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

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 Mark Redman to adjourn the August board meeting. The meeting was adjourned at 2:20 pm.

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

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

AGENDA ITEM NO. VI.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	September 9, 2026
SUBMITTED BY:	Neta Farmer
ITEM TYPE:	Information Item
AGENDA SECTION:	SENATOR TODD PILLION AND DELEGATE ISRAEL O'QUINN
SUBJECT:	Senator Todd Pillion and Delegate Israel O'Quinn
SUGGESTED MOTION:	
BACKGROUND AND SUMMARY:	
ATTACHMENTS:	

AGENDA ITEM NO. VII.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	September 9, 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:	September 9, 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

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INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	September 9, 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:	September 9, 2026
SUBMITTED BY:	Neta Farmer
ITEM TYPE:	Information Item
AGENDA SECTION:	REPORTS FROM IDA COMMITTEES
SUBJECT:	Finance Committee
SUGGESTED MOTION:	Mike Rush, Chairman
BACKGROUND AND SUMMARY:	
ATTACHMENTS:	

AGENDA ITEM NO. VIII.2

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INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	September 9, 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:	
ATTACHMENTS:	

AGENDA ITEM NO. IX.1

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INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	September 9, 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:	
ATTACHMENTS:	

AGENDA ITEM NO. X.1

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INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	September 9, 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
- Miscellaneous

ATTACHMENTS:

AGENDA ITEM NO. XI.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: September 9, 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:

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

ATTACHMENTS:

AGENDA ITEM NO. XII.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	September 9, 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:

- **Update on ED Meeting**

ATTACHMENTS:

AGENDA ITEM NO. XIII.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	September 9, 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: SEPTEMBER 9, 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:	September 9, 2026
SUBMITTED BY:	Neta Farmer
ITEM TYPE:	Action Item
AGENDA SECTION:	LATE ITEMS
SUBJECT:	Late Items
SUGGESTED MOTION:	Chairman Cook
BACKGROUND AND SUMMARY:	
ATTACHMENTS:	

AGENDA ITEM NO. XV.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	September 9, 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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ATTACHMENTS:

AGENDA ITEM NO. XVI.1

Item Cover Page

INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: September 9, 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**
- **IDA Mission Sub-Committee**

ATTACHMENTS: