

June 22nd, 2026 5:00 p.m.

I. Call to Order 5:06pm

II. Prayer and Pledge of Allegiance- Billie

III. Minutes

- May 26th, 2026 (Pg. 2-10)

Motion to approve: Pete Stiltner

Second: Alicia O'Quinn

All yay - no opposed

IV. Bills

- Pending Invoices (pg. 11)

- Deposit Report (Pg. 12)

- Check Detail (pg. 13)

Motion to approve: Danny Bailey

Second: Pete Stiltner

All yay - no opposed

V. Chris Shroeder, Appalachian Service Project - did not show

VI. Consider Request from Danny Boyd - Property at Southern Gap

- Request for a hill climb for a summer event similar to Mountain Mayhem. Temporary one month agreement in August for the event only.

-Alicia asked if there were any liabilities. Billie said we were covered through the same release from SGOA, though Vern said we need to discuss the validity and ability of those to still be sued.

-Vern said after the info is given to him from David Roark about the event, he will help type a release.

-David Roark showed the area via map on the TV near Airport. They made Mr. Boyd aware that this would be available for this year only because that will be the pond for the airport subdivision by next year.

-Vern asked Billie if they had an individual policy for Mountain Mayhem, but Billie said they used the SGOA \$2 million policy. They will require Mr. Boyd to have a similar liability policy. Motion to approve the use of the property through the month of August for the purpose of a hill climb during a UTV event provided Danny Boyd indemnifies and holds Buchanan County IDA harmless, provides a release to each participant, insures that they have at least \$2 million liability insurance, and names the IDA as an additional insurer : Pete Stiltner

Second: Danny Bailey

All yay's, no opposed

ADDED ITEM:

Sara Boyd site coordinator SVCC logistics center update

No classes currently

Fall classes:

Diesel

Phlebotomy

Drone

- Sara is no longer over class courses. Tim asked if there were any CDL classes, there are not.
- Tim hates that the building is not being utilized.
- Lease is coming up in August - Sara believes they intend on staying at Southern Gap if the rent is reasonable to them.
- This August ends the grace period.
- Craig Horn says a conversation he had with Diane said they are contracting back to the main campus, but it depended on cost
- Alicia wonders if it is worth lowering the rent of an IDA building if they're not having classes for local students.
- Craig is concerned that we have used county VECDA funds to purchase two trucks, neither of which are at the school. They're in Tazewell Co.
- James Dye is the Interim Dean at the logistics center - leadership has changed a lot in the last year
- Clint Hayes is new SVCC President
- Need to set up a meeting with Clint Hayes, James Dye, possibly Jonathan Belcher
- Sara will send the agreements to Tim O'Quinn and Heather Street to review.
- Sara said she would be willing to come back for any additional updates

ADDED ITEM: David Roark requests

- Third payment for site construction for West River came in late and was not in the bills. They're requesting to pay without bill review.
- Need payment before the bill. Paying for the material that has already been moved.
- Progress payment- 150,308.28 nothing over quantity
- Terra Tech is certifying that it is legit, just late
- addendum added last month that payments must be submitted 15 days in advance
- Terra Tech is committed to giving Heather a signed and stamped contract

Motion to pay when Heather receives the signed and stamped bill by Alicia OQuinn

Second by Pete

All yays - no opposed

NEXT REQUEST

- When the project was bidded, the site was not designed. 40,000 yards of earthwork has been added to the project since the original bid.
- Contractor has requested an increase for earthwork cost from \$2.84/cu yd to 5.27/cu yd on the additional 40,000 yards equaling \$206,000 due to raising fuel cost.
- That is still \$1 less per cubic yd. from the second closest bidder
- Craig questioned the doubling price.
- David and Billie chimed in to say they felt Central contracting came in low on fuel originally
- They have not yet agreed to do the extra work, so we need to meet in the middle to pay them more to do it, while staying financially responsible.
- They could be trying to make up ground because of their original low bid.
- They are doing a good job according to Billie and David, and have done some additional things of good will that will help the space in the future.
- There will be \$1 million left in the grant after the 206K is paid.

VII. Consider Closed Session

- Prospective Business

A5-A8 legal issues, possible contract with consulting company

A3 Acquisition of public Property

Motion to enter closed session: Pete Stiltner
Second by: Danny Bailey

Motion to exit closed session: Alicia O'Quinn
Second: Pete Stiltner
All Yays - no opposition
Certify: all Yays

IX. Unfinished Business
Change order: for NEXT REQUEST
Motion: Pete
Second Bailey
All yays, no oppose
_billie will get a

Alicia: motion to request PSA gap property
Second: bailey

X. New Business

XI. Adjourn 7:02
Motion Alicia
Second: Bailey

Attendance:
Tim O'Quinn
Alicia O'Quinn
Pete Stiltner
Danny Bailey
Craig Horn
Vern Presley
David Roark
Billie Campbell
Sara Boyd
Traci Evans

Absent: Wade McGeorge, Brenda Ward, Heather Street


~~Tim O'Quinn~~, Chairman **JAMES R. STILTNER**
Industrial Development Authority
Of Buchanan County

AGENDA POLICY

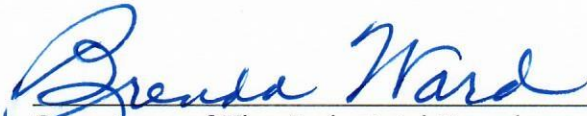
For consideration on the agenda at any meeting, all requests for loans, grants, gifts, donations, and property (both real and personal) shall be received in writing by the Executive Director within ¹⁵five (5) business days of any regular or specially called meeting of the Board. All requests shall include as much detail as possible, including but not limited to, financial information, sources and uses of funds, a business plan projecting sources of revenue, expenses, net income, and cash flow for each year, and the number of projected jobs for the proposed loan, grant, gift, donation, or transfer of property. The purpose of this policy is intended that the Board have adequate information and sufficient time to evaluate the quality of the request and the financial merits and job creation which substantiate the request. With this policy, the Board endeavors to properly evaluate any proposed loan, grant, donation, gift, or transfer of property in light of the expected job creation and economic benefit to Buchanan County and the surrounding communities.

ADOPTED this 26th day of May, 2026.



Tim O'Quinn, Chairman
The Industrial Development Authority
of Buchanan County, Virginia

ATTEST:



Secretary of The Industrial Development
Authority of Buchanan County, Virginia

The above Agenda Policy was adopted at a regular meeting of The Industrial Development Authority of Buchanan County, Virginia on May 26, 2026, upon motion made by Wade M. George and seconded by Alivia O'Quin by the following votes:

Ayes: 6

Nays: 0

Not voting (absent): 0