

Buchanan County IDA

August 17th, 2026

Minutes

At a meeting of the Industrial Development Authority of Buchanan County,
Virginia, held on Monday, the 17th day of August 2026, Grundy, Virginia:

Present: Danny Bailey
Ryan Clevinger
Wade McGeorge
Alicia O'Quin
Pete Stiltner
Jody Sykes
Brenda Ward
Craig Horn
Vern Presley
David Roark, Terra Tech Engineering Services
Billie Campbell, Terra Tech Engineering Services
Clint & Sharon Lester, Southern Gap Trading Post
Tim Hess
Scotty Wampler, CPPD
Chad Cooper, Virginia Mountaineer
Anita Cole, The Voice

Absent: Brenda Ward

IN RE: Call to Order:

A quorum was recognized and the meeting was called to order at 5:00 p.m.

IN RE: Prayer and Pledge of Allegiance:

The meeting was opened with Prayer and the Pledge of Allegiance.

IN RE: Minutes:

The board was presented with the minutes for the July 20th, 2026 meeting. After reviewing the minutes, Wade McGeorge made a motion to approve the minutes as presented. The motion was seconded by Danny Bailey and carried; Ryan Clevinger abstained.

IN RE: Accounts Payable, Deposits and Checks:

The board was presented with a list of Pending Invoice detail showing invoices due as of July 21st through August 14th, 2026; Deposit Detail showing deposits made from July 21st, through August 14th, 2026; Check Detail showing checks written from July 21st, through August 14th, 2026. A motion was made by Wade McGeorge to accept and approve the lists and invoices as provided. The motion was seconded by Danny Bailey and carried with Six (6) Yes; Zero (0) No.

IN RE: Consider Agreements and Extensions with VCEDA:

The board was presented with the following from Virginia Coalfield Economic Development Authority:

-Up to \$100,000 Tourism Grant; Grant Agreement dated November 21, 2024, to add construction of trails and bridges and other improvements concerning the Grassy Creek Trail Project at the Breaks Interstate Park

-Up to \$500,000 Grant for Southern Gap Medical Campus Infrastructure, extension of grant disbursement deadline to June 20, 2028;

-Buchanan County Wind Turbine Feasibility Study, \$80,000 Grant approved, to be used to finance a feasibility and economic impact study and pilot test of manufacturing Small Vertical Wind Turbine Energy Recovery Systems in Buchanan County;

-Southern Gap Water Tank, \$250,000 Grant approved, to be used to finance planning, design, engineering permitting, and costs associated therewith, for an additional new water tank to serve the Southern Gap development in Buchanan County;

-FY2027 Marketing Stipend, \$10,000 annual marketing stipend for FY2027

Wade McGeorge made a motion to approve the requests and agreements and to give the Chairman and Secretary authority to sign the necessary documents. The motion was seconded by Danny Bailey and carried unanimously.

IN RE: Consider Bid Received for New Heat Pumps at VEC:

The board was presented with a list of the contractors and bid amounts to replace ten (10) total heat pump units at VEC. Appalachian Air, Inc. was the lowest bidder, but withdrew its bid afterwards. Wade McGeorge made a motion to award the bid to Comfort Assured for \$149,999.00. The motion was seconded by Ryan Clevinger and carried unanimously.

IN RE: Consider Approving Addendum to the Lease with W-L

Construction:

Wade McGeorge made a motion to approve an Addendum to the lease with W-L Construction and Paving, Inc., effective April 1st, 2026 to a Month-to-Month Lease

and it may be canceled by either party with at least thirty (30) days prior notice and the lease rate to be \$4,000.00 per month and to give the Chairman and Secretary the authority to sign the Addendum. Danny Bailey seconded the motion and it carried unanimously.

IN RE: Southern Gap Transportation and Logistics Center – SWCC

Lease:

After discussion, a motion was made by Wade McGeorge to enter into a lease with SWCC for the Southern Gap Transportation & Logistics Center for \$1.00 per square foot, with the same terms and conditions and the existing lease, to allow Buchanan County Adult Education classes to have use of the building and to authorize the Chairman and Secretary to sign the necessary agreements pertaining to the lease. The motion was seconded by Danny Bailey and carried unanimously.

IN RE: Conserved Open Space for Stormwater Permit for

Southern Gap Trading Post:

David Roark with Terra Tech Engineering explained to the board the need for property and the Conserved Open Space for the Stormwater Permit for Southern Gap Trading Post. It would be 9.6 acres at \$1,000.00 per acre, totaling \$9,600.00. Terra Tech Engineering advised this property is non-developable. Wade McGeorge made a motion to approve the 9.6 acres for the Conserved Open Space. Before a second was made, Wade McGeorge amended his motion to include giving the Chairman and

Secretary authority to sign the necessary documents pertaining to the Conserved Open Space. The motion was seconded by Ryan Clevinger and carried unanimously.

IN RE: Closed Session 2.2-3711 (A)(3) Real Estate Property and 2.2-3711

(A)(8) Legal Advice:

Upon motion by Wade McGeorge and seconded by Ryan Clevinger, and by voice vote of six (6) yes; zero (0) no, this board agreed to convene in closed session as permitted by Virginia Code § 2.2-3711(A)(3) for real estate property and 2.2-3711(A)(8) legal advice and to invite Scotty Wampler for discussion.

A motion was made by Wade McGeorge to return from closed session, and the motion was seconded by Ryan Clevinger and by voice vote of six (6) yes; zero (0) no, this board agreed to return from Closed Session.

Alicia O'Quin made a motion that the board certify that, in the closed session just concluded, nothing was discussed except the matters specifically identified in the motion to convene in closed session and lawfully permitted to do so under the provisions of the Virginia Freedom of Information Act cited in that motion. The motion was seconded by Danny Bailey and agreed upon and certified by the following roll call vote of six (6) yes; zero (0) no:

Alicia O'Quin – Yes

Danny Bailey - Yes

Wade McGeorge – Yes

Ryan Clevinger - Yes

Jody Sykes – Yes

Pete Stiltner – Yes

IN RE: Additional Property Request from Vansant Church of Christ:

After a discussion, Danny Bailey made a motion to give an option to purchase 3.94 acres adjacent to the property they recently purchased at \$1,000.00 per acre. The motion was seconded by Alicia O'Quin and carried; Ryan Clevinger abstained.

IN RE: Deed of Gift to Cumberland Plateau Company, Inc.:

Ryan Clevinger made a motion to deed 10.228 acres at Airport Road to Cumberland Plateau Company, Inc.; giving priority consideration to Buchanan County residents and being subject to Covenants and Restrictions. The conveyance is being made because the board believes it in furtherance for the purposes of which the board was created and the fact that Cumberland Plateau Company, Inc. intends to promote and provide affordable housing to the residents of the county; and to authorize the Chairman and Secretary to sign the Deed. Danny Bailey seconded the motion and it carried with a roll-call vote of six (6) Yes; zero (0) No.

IN RE: Cumberland Plateau Company, Inc. Grant:

A motion was made by Danny Bailey to grant \$900,000.00 to Cumberland Plateau Company, Inc. to purchase materials for the housing project at Airport Road. The motion was seconded by Jody Sykes and carried with a roll-call vote of six (6) Yes; zero (0) No.

IN RE: **Adjournment:**

At this time, there was no other business to be discussed; this meeting did adjourn at 6:33 p.m. with a motion by Wade McGeorge and seconded by Danny Bailey and carried unanimously.



James R. Stiltner, Chairman
Industrial Development Authority
Of Buchanan County