

Buchanan County IDA
January 16th, 2026
Minutes

At a meeting of the Industrial Development Authority of Buchanan County,
Virginia, held on Friday, the 16th day of January 2026, Grundy, Virginia:

Present: Danny Bailey
Wade McGeorge
Alicia O'Quin
Tim O'Quinn
Harry Presley
David Thompson
Brenda Ward
Matthew Fields
David Roark, Terra Tech Engineering Services
Trey Adkins, Knox District Supervisor and
ASL Board Member
Heather Street

Absent:

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: 2026 Officers:

The floor was opened for Chairman. Harry Presley nominated Tim O'Quinn for Chairman and Alicia O'Quinn seconded the nomination. There were no other nominations and the floor was closed for Chairman. The motion and second were carried unanimously for Tim O'Quinn, Chairman with seven (7) Yes; zero (0) No.

The floor was opened for Vice-Chair. Harry Presley nominated Alicia O'Quinn and Danny Bailey seconded the nomination. There were no other nominations and the floor was closed for Vice-Chair. The motion and second were carried unanimously for Alicia O'Quinn, Vice-Chair with seven (7) Yes; zero (0) No.

The floor was opened for Secretary/Treasurer. Alicia O'Quinn nominated Harry Presley and Danny Bailey seconded the nomination. There were no other nominations and the floor was closed for Secretary/Treasurer. The motion and second were carried unanimously for Harry Presley, Secretary/Treasurer with seven (7) Yes; zero (0) No.

IN RE: Roberts Rules of Order:

Brenda Ward made a motion to adopt Roberts Rules of Order. The motion was seconded by Wade McGeorge and carried unanimously.

IN RE: Adopt Buchanan County's Procurement; Purchasing and Contract Policy:

Alicia O'Quin made a motion to adopt Buchanan County's Procurement, Purchasing and Contract Policy. The motion was seconded by Harry Presley and carried unanimously.

IN RE: 2026 Meeting Dates:

Alicia O'Quin made a motion to approve the meeting dates for 2026. The motion was seconded by Wade McGeorge and carried unanimously.

IN RE: Minutes:

The board was presented with the minutes for the January 27th, 2025 meeting and the meeting that was held while in Richmond, January 28th – 29th, 2025. After reviewing the minutes, a motion was made by Alicia O'Quin to approve the minutes as presented. The motion was seconded by Tim O'Quinn and carried; Wade McGeorge abstained from the Minutes of January 28th-29th, stating since he was not present for that meeting.

IN RE: Committee for Appalachian School of Law:

Harry Presley made a motion to dissolve the IDA's ASL committee that was formed in December, consisting of Tim O'Quinn and Alicia O'Quin. The motion was seconded by Alicia O'Quin. Board member Wade McGeorge asked Harry Presley for clarification on his motion. Mr. McGeorge stated he has a conflict of

interest and would not be voting on this issue but said there's a Compact with the County, ASL and the IDA. Mr. Presley explained the motion was for the investigative committee that was formed at the last meeting and he felt it could create a conflict for the IDA. Mr. McGeorge asked Mr. Presley how the board would be informed and be able to vote without the IDA committee members. At this time Trey Adkins asked to address the board regarding the non-disclosures he handed out to the board and Matthew Fields and Heather Street. The non-disclosures are for anyone that wants to be able to get information about ASL and stated he would be the contact person for any of that information. He stated these are so the general public and the press can't get the information. He told board member Alicia O'Quin she has the right to question and be better informed before voting. Mr. Adkins said his position on it all, is that the buck stops with the board of supervisors, if they vote to give the money to ASL, then the IDA doesn't have a problem with it. The board of supervisors appoint this board. In referring to the non-disclosures, Mr. Adkins told the board that he personally would not sign the non-disclosure, that there's really no reason to sign it until after the board of supervisors meet in February. Roll call vote was taken: Wade McGeorge – abstained, Harry Presley – Yes, David Thompson – Yes, Brenda Ward – Yes, Danny Bailey – Yes, Alicia O'Quin – Yes, Tim O'Quinn – Yes. Motion passed. Mr. Adkins told the IDA board he felt they made the right decision and he appreciates all that they are doing.

IN RE: Accounts Payable, Deposits and Checks:

The board was presented with a list of Pending Invoice detail showing invoices due as of December 16th through January 15th, 2026; Deposit Detail showing deposits made from December 16th through January 15th, 2026; Check Detail showing checks written from December 16th through January 15th, 2026. A motion was made by Brenda Ward to accept and approve the lists and invoices as provided. The motion was seconded by Alicia O'Quin and carried with Seven (7) Yes; Zero (0) No.

IN RE: Legacy Bank Property at Hurley, Virginia:

Harry Presley made a motion to accept the property from Legacy Bank and to convey the property to Buchanan County Board of Supervisors, as a donation. Counsel for IDA will prepare the deed and any documents necessary. The motion was seconded by Danny Bailey and carried with Seven (7) Yes, Zero (0) No.

IN RE: Consider Bids for Heat Pump Packages at VEC:

The board was presented the bid sheet for bids received for four (4) 15 Ton HVAC units and two (2) 10 Ton HVAC units at VEC. Harry Presley made a motion to approve the lowest bidder, Starnes, Inc. for \$166,000.00. Brenda Ward seconded the motion and it carried unanimously.

IN RE: Site 20 – Change Order:

David Roak with Terra Tech Engineering Services told the board that the changing the site configuration for West River Conveyors to one flat lot grade instead of two-

tiered, there is a need for adding extra yardage. He said that Terra Tech Engineering recommends adding approximately 45,000 yards of material. After discussion, a motion was made by Danny Bailey to approve a change order with Central Contracting for an additional 45,000 yards of material at a cost of \$100,000.00. The motion was seconded by Alicia O'Quin and carried unanimously. David Roark told the board this is well within the VCEDA grant amount for the total of this project.

IN RE: Project Updates from Terra Tech Engineering Services:

David Roark with Terra Tech Engineering Services gave updates to the board regarding several projects. He also told the board that the new Southern Gap sign would have the rock added, painted and the offset work done as soon as the weather clears up. It will also include solar package lights.

IN RE: Southern Gap Visitors Center and Breaks Interstate Park:

Alicia O'Quin made a motion to convey Southern Gap Visitors Center property to Breaks Interstate Park with a reversionary clause. The motion was seconded by Harry Presley and carried unanimously with seven (7) yes, zero (0) no.

IN RE: Consider Second Addendum to Agreement with

Appalachian School of Law:

The board was presented with Second Addendum to Agreement dated March 31, 2016 between ASL and IDA. The agreement states ASL agrees to convey to the IDA by General Warranty Deed all its rights, title and interest in and to all real estate

owned in the Town of Grundy, Virginia by ASL to include the administration building, library, Dean's home, and restaurant in the event ASL ceases to operate as an academic institution in Buchanan County, Virginia by reason of closure, merger, acquisition, or consolidation with another academic institution outside of Buchanan County, Virginia. Harry Presley made a motion to approve the addendum and to give permission to the Chair and Secretary for the IDA to sign the necessary documents. The motion was seconded by Danny Bailey and carried with six (6) yes, zero (0) no. Wade McGeorge abstained due to a conflict.

IN RE: Adjournment:

At this time, there was no other business to be discussed; this meeting did adjourn at 5:50 p.m.



Tim O'Quinn, Chairman
Industrial Development Authority
Of Buchanan County