



IDA

Russell County, VA

Agenda Packet

Thursday May 8, 2025

The Jefferson Room in the SVCC Suite

5:30 P.M.

Virginia Code

Closed Sessions 2.2-3711

- 1. Personnel**
- 3. Acquisition/Sale of Property**
- 4. Privacy of Individuals**
- 5. Prospective Unannounced Business**
- 7 & 8. Legal**



IDA Russell County, VA

Industrial Development Authority of
Russell County, Virginia

MAY 8, 2025

AGENDA

The Industrial Development Authority of Russell County Virginia has rescheduled the regular monthly meeting to Thursday, May 8, 2025 at 5:30 PM at the Jefferson Room in the SWCC Suite.

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes**
- 4. Approval of Financial and Treasurer's Report**
- 5. Guest Presentations / Public Comment**
- 6. Attorney's Report**
- 7. Executive Director's Report**
- 8. Old Business**
- 9. New Business**
- 10. Closed Session as permitted by Virginia Code #2.2-3711 (if needed)**
- 11. Motions from Closed Session**
- 12. Adjourn Meeting**

April 10, 2025

The Regular monthly meeting of the Industrial Development Authority of Russell County, Virginia was held on April 10, 2025 at 5:30 P.M. in the Jefferson Room of the SWCC Suite.

MEMBERS

PRESENT: Richard Lockridge, Chairman
Tony Dodi, Vice Chairman
Carlton Elliott, Secretary
Harry Ferguson, Member
Jarred Glass, Member
DeAnna Jackson, Member
Ron Blankenship, Member
John Bebbler, Member
Bick Gibson, Member

ABSENT: NONE

STAFF: Ernie McFaddin, Executive Director
Will Wampler III, Attorney

GUESTS: NONE

The Chairman called the meeting to order at 5:30 P.M.

Upon motion made by Ron Blankenship, second by Bick Gibson and duly approved by the Industrial Development Authority of Russell County, Virginia allowing John Bebbler to join the meeting electronically, in accordance with the IDA's electronic meeting policy.

The Vote was:

Aye: C. Elliott, T. Dodi, H. Ferguson, D. Jackson, J. Glass, R. Blankenship, B. Gibson

Nay: None

Absent: None

APPROVAL OF MINUTES

Upon motion made by DeAnna Jackson, second by Tony Dodi and duly approved by the Industrial Development Authority of Russell County, Virginia approving the minutes of the March 20, 2025 meeting.

The Vote was:

Aye: C. Elliott, T. Dodi, H. Ferguson, D. Jackson, J. Glass, R. Blankenship, J. Bebber, B. Gibson
Nay: None
Absent: None

FINANCIAL REPORT

Upon motion made by Tony Dodi, second by Jarred Glass and duly approved by the Industrial Development Authority of Russell County, Virginia approving the financial report for March 2025, and to pay the invoices presented.

The Vote was:

Aye: C. Elliott, T. Dodi, H. Ferguson, D. Jackson, J. Glass, R. Blankenship, J. Bebber, B. Gibson
Nay: None
Absent: None

ATTORNEY'S REPORT

Honaker Wholesale is in default on the USDA RLF loan. The attorney is trying to recover some of the monies owed from the loan.

EXECUTIVE DIRECTOR'S REPORT

The IDA has received requests from KSEA Place, PBall's Smoke & Grill, and River Hills Farm for letters of support to VCEDA's seed capital grant program.

Upon motion made by DeAnna Jackson, second by Bick Gibson and duly approved by the Industrial Development Authority of Russell County, Virginia authorizing the Executive Director to submit letters of support to VCEDA for KSEA Place, PBall's Smoke & Grill, and River Hills Farm. The Executive Director, Chairman and Secretary are authorized to sign all documents relating to these letters of support.

The Vote was:

Aye: C. Elliott, T. Dodi, H. Ferguson, D. Jackson, J. Glass, R. Blankenship, J. Bebber, B. Gibson,
Nay: None
Absent: None

Clinch Valley Soil & Water Conservation District has requested a letter of support to the Nature Conservatory.

Upon motion made by Tony Dodi, second by Ron Blankenship and duly approved by the Industrial Development Authority of Russell County, Virginia

authorizing the Executive Director to submit a letter of support for Clinch Valley Soil & Water Conservation District's grant application. The Executive Director, Chairman and Secretary are authorized to sign all documents relating to this letter of support.

The Vote was:

Aye: C. Elliott, T. Dodi, H. Ferguson, D. Jackson, J. Glass, R. Blankenship, J. Bebber, B. Gibson,

Nay: None

Absent: None

The RFQ packets for the ST. Paul gas line is due May 2.

CLOSED SESSION

Upon motion made by Harry Ferguson, second by Jarred Glass and duly approved by the Industrial Development Authority of Russell County, Virginia to enter Closed Session as permitted by, VA Code #2.2-3711 (3) Acquisition/Sale of Property – Project “Wonder”, “Dog”, “Vet”, “Welcome” (5) Prospective Unannounced Business - Project “Jefferson”, “Wonder” and “Pat” (7&8) Legal - Project “Wonder”, “Pat” and “Jefferson”.

The Vote was:

Aye: C. Elliott, T. Dodi, H. Ferguson, D. Jackson, J. Glass, R. Blankenship, J. Bebber, B. Gibson

Nay: None

Absent: None

RECONVENE TO PUBLIC SESSION

Upon motion made by Tony Dodi, second by Bick Gibson, and duly approved by The Industrial Development Authority of Russell County, Virginia, the Chairman called the meeting back into regular session and requested the “Certification Motion after reconvening in Public Session”.

The Vote was:

Aye: C. Elliott, T. Dodi, H. Ferguson, D. Jackson, J. Glass, R. Blankenship, J. Bebber, B. Gibson

Nay: None

Absent: None

CERTIFICATION AFTER RECONVENING IN PUBLIC SESSION

The Industrial Development Authority of Russell County, Virginia hereby certifies that, in the closed session just concluded, nothing was discussed except the matter or matters (1) specifically identified in the motion to convene in closed

session and (2) lawfully permitted to be so discussed under the provision of the Virginia Freedom of Information Act cited in that motion.

The Roll Call Vote Was:

Richard Lockridge	Yes	Carlton Elliott	Yes
Harry Ferguson	Yes	Tony Dodi	Yes
DeAnna Jackson	Yes	Bick Gibson	Yes
Jarred Glass	Yes	John Bebbber	Yes
Ron Blankenship	Yes		

MOTIONS FROM CLOSED SESSION

Upon motion made by DeAnna Jackson, second by Ron Blankenship and duly approved by the Industrial Development Authority of Russell County, Virginia authorizing the Executive Director to apply for tourism funding from VCEDA for Project “Welcome”.

The Vote was:

Aye: C. Elliott, T. Dodi, H. Ferguson, D. Jackson, J. Glass, R. Blankenship, J. Bebbber, B. Gibson

Nay: None

Absent: None

ADJOURNMENT

Upon motion made by Tony Dodi, second by Jarred Glass, and duly approved by the Industrial Development Authority of Russell County, Virginia adjourning this meeting at 7:52 PM to be reconvened on April 20, 2025 at 5:30 PM.

The Vote was:

Aye: C. Elliott, T. Dodi, H. Ferguson, D. Jackson, J. Glass, R. Blankenship, J. Bebbber, B. Gibson

Nay: None

Absent: None

April 29, 2025

The reconvened April 10, 2025 meeting of the Industrial Development Authority of Russell County, Virginia was held on April 29, 2025 at 5:30 P.M. in the Jefferson Room of the SWCC Suite.

MEMBERS

PRESENT: Richard Lockridge, Chairman
Tony Dodi, Vice Chairman
Carlton Elliott, Secretary
Harry Ferguson, Member
Ron Blankenship, Member
John Bebbler, Member

ABSENT: Jarred Glass, Member
Bick Gibson, Member
DeAnna Jackson, Member

STAFF: Ernie McFaddin, Executive Director
Will Wampler III, Attorney

GUESTS: NONE

The Chairman called the meeting to order at 5:30 P.M.

The Secretary called the roll.

CLOSED SESSION

Upon motion made by John Bebbler, second by Harry Ferguson and duly approved by the Industrial Development Authority of Russell County, Virginia to enter Closed Session as permitted by, VA Code #2.2-3711 (3) Acquisition/Sale of Property – Project “Jefferson” (5) Prospective Unannounced Business - Project “Jefferson” (7&8) Legal - Project “Jefferson”.

The Vote was:

Aye: C. Elliott, T. Dodi, H. Ferguson, R. Blankenship, J. Bebbler

Nay: None

Absent: D. Jackson, B. Gibson, J. Glass

RECONVENE TO PUBLIC SESSION

Upon motion made by Tony Dodi, second by Ron Blankenship, and duly approved by The Industrial Development Authority of Russell County, Virginia,

the Chairman called the meeting back into regular session and requested the “Certification Motion after reconvening in Public Session”.

The Vote was:

Aye: C. Elliott, T. Dodi, H. Ferguson, R. Blankenship, J. Bebbler

Nay: None

Absent: D. Jackson, B. Gibson, J. Glass

CERTIFICATION AFTER RECONVENING IN PUBLIC SESSION

The Industrial Development Authority of Russell County, Virginia hereby certifies that, in the closed session just concluded, nothing was discussed except the matter or matters (1) specifically identified in the motion to convene in closed session and (2) lawfully permitted to be so discussed under the provision of the Virginia Freedom of Information Act cited in that motion.

The Roll Call Vote Was:

Richard Lockridge	Yes	Carlton Elliott	Yes
Harry Ferguson	Yes	Tony Dodi	Yes
DeAnna Jackson	Absent	Bick Gibson	Absent
Jarred Glass	Absent	John Bebbler	Yes
Ron Blankenship	Yes		

ADJOURNMENT

Upon motion made by John Bebbler, second by Harry Ferguson, and duly approved by the Industrial Development Authority of Russell County, Virginia adjourning this meeting at 8:00 PM to be reconvened on April 20, 2025 at 5:30 PM.

The Vote was:

Aye: C. Elliott, T. Dodi, H. Ferguson, R. Blankenship, J. Bebbler

Nay: None

Absent: D. Jackson, B. Gibson, J. Glass