



IDA

Russell County, VA

Agenda Packet

Thursday February 12, 2026

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

February 12, 2026

AGENDA

The Industrial Development Authority of Russell County Virginia will hold the regular monthly meeting on Thursday February 12, 2026 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**

January 21, 2025

The Regular monthly meeting of the Industrial Development Authority of Russell County, Virginia was held on January 21, 2025 at 5:30 P.M. in the Jefferson Room of the SWCC Suite.

MEMBERS

PRESENT: Ron Blankenship, Chairman
Tony Dodi, Vice Chairman
Carlton Elliott, Secretary
Harry Ferguson, Member
Richard Lockridge, Member
Scott Gilmer, Member
John Bebber, Member
Jarred Glass, Member
Bick Gibson, Member

ABSENT:

STAFF: Ernie McFaddin, Executive Director
Jed Arnold, Attorney

GUESTS:

The Chairman called the meeting to order at 5:32 P.M.

APPROVAL OF MINUTES

Upon motion made by Tony Dodi

, second by Richard Lockridge and duly approved by the Industrial Development Authority of Russell County, Virginia approving the minutes of the December 11, 2025 meeting.

The Vote was:

Aye: T. Dodi, C. Elliott, H. Ferguson, R. Lockridge, J. Bebber, S. Gilmer, J. Glass, B. Gibson

Nay: None

Absent: None

FINANCIAL REPORT

Upon motion made by Richard Lockridge, second by Jarred Glass and duly approved by the Industrial Development Authority of Russell County, Virginia approving the financial report for December 2025, and paying the invoices presented.

The Vote was:

Aye: T. Dodi, C. Elliott, H. Ferguson, R. Lockridge, J. Bebbler, S. Gilmer, J. Glass,
B. Gibson

Nay: None

Absent: None

ATTORNEY'S REPORT

No Report

EXECUTIVE DIRECTOR'S REPORT

The Executive Director reported the Vet Project has an option to use the old Copper Creek School property. This would greatly reduce the overall expense of construction and move the project months ahead.

The Tobacco Commission has approved the \$400,000 grant for Project "Roo". The Executive Director is meeting with contractors on building improvements. The IDA can apply for Brownfields funds to remove the old light fixtures in the building.

Upon motion made by Richard Lockridge, second by Harry Ferguson, and duly approved by the Industrial Development Authority of Russell County, Virginia authorizing the Executive Director to apply for up to \$50,000 from the VEDP Brownfields Program to support Project "Roo". The Executive Director, Chairman and Secretary are authorized to sign all document pertaining to this application.

Aye: T. Dodi, C. Elliott, H. Ferguson, R. Lockridge, J. Bebbler, S. Gilmer, J. Glass,
B. Gibson

Nay: None

Absent: None

The bridge project at Moss 3 has passed another hurdle, however there is a pipe that must be removed from the area before we can continue.

CLOSED SESSION

Upon motion made by John Bebbler, second by Scott Gilmer 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 "Black" (5) Prospective Unannounced Business - Project "Jefferson", "Wonder", "Franklin", "Ultra", "Powder" and "Field" (7&8) Legal.

Aye: T. Dodi, C. Elliott, H. Ferguson, R. Lockridge, J. Bebbler, S. Gilmer, J. Glass,
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”.

Aye: T. Dodi, C. Elliott, H. Ferguson, R. Lockridge, J. Bebbler, S. Gilmer, J. Glass,
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:

Ron Blankenship	Yes	John Bebbler	Yes
Richard Lockridge	Yes	Carlton Elliott	Yes
Harry Ferguson	Yes	Tony Dodi	Yes
Scott Gilmer	Yes	Bick Gibson	Yes
Jarred Glass	Yes		

MOTIONS FROM CLOSED SESSION

Upon motion made by John Bebbler, second by Richard Lockridge, and duly approved by the Industrial Development Authority of Russell County, Virginia authorizing the Executive Director to apply for funding from EDA to support Project “Franklin”. The Executive Director, Chairman and Secretary are authorized to sign all documents relating to this application.

Aye: T. Dodi, C. Elliott, H. Ferguson, R. Lockridge, J. Bebbler, S. Gilmer, J. Glass,
B. Gibson
Nay: None
Absent: None

Upon motion made by Tony Dodi, second by Bick Gibson, and duly approved by the Industrial Development Authority of Russell County, Virginia authorizing the Executive Director to apply for \$50,000 funding from VEDP Brownfields Program to support Project “Powder”. The Executive Director, Chairman and Secretary are authorized to sign all documents relating to this application.

Aye: T. Dodi, C. Elliott, H. Ferguson, R. Lockridge, J. Bebbber, S. Gilmer, J. Glass, B. Gibson
Nay: None
Absent: None

Upon motion made by Harry Ferguson, second by Richard Lockridge, and duly approved by the Industrial Development Authority of Russell County, Virginia authorizing the Executive Director to execute the lease purchase agreement with Project “Powder” pending final legal review. The Executive Director, Chairman and Secretary are authorized to sign all documents relating to this agreement.

Aye: T. Dodi, C. Elliott, H. Ferguson, R. Lockridge, J. Bebbber, S. Gilmer, J. Glass, B. Gibson
Nay: None
Absent: None

Upon motion made by Bick Gibson, second by John Bebbber, and duly approved by the Industrial Development Authority of Russell County, Virginia authorizing the Executive Director to apply for \$350,000 funding from VCEDA to support Project “Field”. The Executive Director, Chairman and Secretary are authorized to sign all documents relating to this application.

Aye: T. Dodi, C. Elliott, H. Ferguson, R. Lockridge, J. Bebbber, S. Gilmer, J. Glass, B. Gibson
Nay: None
Absent: None

ADJOURNMENT

Upon motion made by Bick Gibson, second by Richard Lockridge, and duly approved by the Industrial Development Authority of Russell County, Virginia adjourning this meeting at 7:49 PM.

Aye: T. Dodi, C. Elliott, H. Ferguson, R. Lockridge, J. Bebbber, S. Gilmer, J. Glass, B. Gibson
Nay: None

Absent: None



CONTRACT INVOICE

Invoice Number: 282305
Invoice Date: 2/8/2026
Account Number: RC07
Balance Due: \$222.47

Bill To: Russell County IDA
 P.O. Box 2378
 Lebanon, VA 24266

Customer: Russell County IDA
 135 Highland Dr.
 Lebanon, VA 24266

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
RC07	30 Days from invoice	3/10/2026	\$222.47	\$222.47
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
1939-08	Treasurer (276) 971-0690	\$222.47		3/9/2025	3/8/2026
Contract Remarks					

Summary:

Contract base rate charge for this billing period	\$0.00
Contract overage charge for the 1/9/2026 to 2/8/2026 overage period	\$219.47 **
Freight/Fuel/Materials Surcharge	\$3.00

Detail:

Equipment included under this contract

Xerox/7835

Number	Serial Number	Base Adj.	Location
H3100	MX1193363	\$0.00	Russell County IDA 135 Highland Dr. Lebanon, VA 24266

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
B/W	B/W	183,083	184,647	1,564	0	1,564	\$0.023400	\$36.60
Color	Color	73,229	74,402	1,173	0	1,173	\$0.155900	\$182.87
								\$219.47

Effective June 1, 2012 a 1.5% finance charge per month will accrue after 30 days.

Invoice Subtotal:	\$222.47
Exempt	\$0.00
Total Tax:	\$0.00
Invoice Total:	\$222.47



CONTRACT INVOICE

Invoice Number: 281901
Invoice Date: 2/1/2026
Account Number: RC07
Balance Due: \$4.19

Bill To: Russell County IDA
 P.O. Box 2378
 Lebanon, VA 24266

Customer: Russell County IDA
 135 Highland Dr.
 Lebanon, VA 24266

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
RC07	30 Days from invoice	3/3/2026	\$4.19	\$4.19
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
2704-04	Treasurer (276) 971-0690	\$4.19		10/4/2025	10/3/2026
Contract Remarks					

Summary:

Contract base rate charge for this billing period	\$0.00
Contract overage charge for the 1/4/2026 to 2/3/2026 overage period	\$1.19 **
Freight/Fuel/Materials Surcharge	\$3.00

Detail:

Equipment included under this contract

Xerox/C8045

Number	Serial Number	Base Adj.	Location
H3940	8TB549065	\$0.00	Russell County IDA 135 Highland Dr. Lebanon, VA 24266

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
B/W	B/W	89,133	89,166	33	0	33	\$0.018500	\$0.61
Color	Color	8,635	8,640	5	0	5	\$0.116500	\$0.58
								\$1.19

Effective June 1, 2012 a 1.5% finance charge per month will accrue after 30 days.

Invoice Subtotal:	\$4.19
Exempt	\$0.00
Total Tax:	\$0.00
Invoice Total:	\$4.19

SUSANS CLEANING SERVICE
261 WARNER SUB-DIVISION RD
LEBANON VA. 24266
276-701-6962

Health Dept.	AMOUNT:
Cleaning	
January 2026	

TOTAL

\$1,600.00
Thank you
Suzanne Buckley

SUSANS CLEANING SERVICE
261 WARNER SUB-DIVISION RD
LEBANON VA. 24266
276-701-6962

TACS	AMOUNT:
January 2026 Cleaning - 4 WK + 2 days	

TOTAL

\$ 330.00

Shanayon
Quay Basing

Invoice



Invoice number 908EF3FC-0030
Date of issue January 31, 2026
Date due March 2, 2026

Votivigy LLC
7042 Campbell Dr.
Salem, Virginia 24153
United States
+1 540-588-4246

Bill to
Russell County IDA
133 Highland Dr.
Suite B
Lebanon, Virginia 24266
United States
+1 276-971-0690
russellcoida@gmail.com

Ship to
Russell County IDA
+12769710690

\$50.00 USD due March 2, 2026

[Pay online](#)

Description	Qty	Unit price	Amount
Website/Maintenance Subscription Jan 31 – Feb 28, 2026	1	\$50.00	\$50.00

Subtotal	\$50.00
Total	\$50.00
Amount due	\$50.00 USD

**Bank Recap Report
For All Document Types**

Document Date Range: From: 01/01/2026 To: 01/31/2026

Industrial Development Authority of Russell County (IDA)

Bank Code: FB&T Operating Account

Document/ Check	Document Type	Check Number	Comment/ Check Payee Name	Document Amount	Bank Balance
				Beginning	72,093.83
1/2/2026	Check	W000000727	First Bank & Trust Company DSS Payment	6,344.06	65,749.77
1/5/2026	Deposit		CASH RECEIPT DEPOSIT Lease Income	14,565.33	80,315.10
1/5/2026	Deposit		CASH RECEIPT DEPOSIT Lease Income	2,500.00	82,815.10
1/5/2026	Check	W000000728	Appalachian Power Company Utilities	2,452.12	80,362.98
1/5/2026	Check	W000000729	First Bank & Trust Company Consolidated Loan	36,254.14	44,108.84
1/6/2026	Deposit		CASH RECEIPT DEPOSIT Lease Income	18,000.00	62,108.84
1/7/2026	Deposit		CASH RECEIPT DEPOSIT Lease Income	2,046.00	64,154.84
1/8/2026	Deposit		CASH RECEIPT DEPOSIT Lease Income	7,134.05	71,288.89
1/14/2026	Check	W000000730	First Bank & Trust Company Roof Payment	6,943.62	64,345.27
1/14/2026	Check	W000000731	Internal Revenue Service Federal P/R Tax	3,341.37	61,003.90
1/15/2026	Deposit		CASH RECEIPT DEPOSIT Lease Income	1,950.00	62,953.90
1/15/2026	Check	W000000732	Virginia Department of State P/R Tax	1,385.53	61,568.37
1/21/2026	Deposit		CASH RECEIPT DEPOSIT Lease Income	34,542.00	96,110.37
1/21/2026	Check	W000000733	Virginia Employment Comm Unemployment Tax	4.38	96,105.99
1/23/2026	Deposit		Deposit County Support	4,166.66	100,272.65
1/23/2026	Check	0000006870	Dominion Office Products Office	69.99	100,202.66
1/23/2026	Check	0000006871	Hungate Business Services Copier	883.50	99,319.16
1/23/2026	Check	0000006872	Kestner Locksmith Maintenance	150.00	99,169.16
1/23/2026	Check	0000006873	Mitchell Kilgore, A Professional Legal	1,045.00	98,124.16
1/23/2026	Check	0000006874	Newberry Standard Pest Pest Control VDH	150.00	97,974.16
1/23/2026	Check	0000006875	Russell County Board of Utilities Gov Center	2,614.34	95,359.82
1/23/2026	Check	0000006876	Susan's Cleaning Service Inc Janitorial	1,975.00	93,384.82
1/23/2026	Check	0000006877	Virginia Coalfield Economic Bates Payment	2,500.00	90,884.82
1/23/2026	Check	0000006878	Virginia Coalfield Economic Jenn Mar Payment	12,500.00	78,384.82
1/23/2026	Check	0000006879	Virginia Coalfield Economic Bates Payment	2,500.00	75,884.82
1/23/2026	Check	0000006880	Virginia Coalfield Economic Jenn Mar Payment	12,500.00	63,384.82
1/23/2026	Check	0000006881	Virginia Coalfield Economic Tate Payment	21,892.00	41,492.82
1/23/2026	Check	0000006882	Votivigy, LLC Wweb Page	50.00	41,442.82
1/23/2026	Check	0000006883	Kayla Wiseman Janitorial	1,237.50	40,205.32
1/26/2026	Check	W000000734	First Bank & Trust Company USDA Office Payment	5,208.47	34,996.85
1/26/2026	Check	W000000735	Town of Lebanon VA Utilities	164.87	34,831.98
1/29/2026	Check	W000000736	Appalachian Natural Gas Utilities	238.59	34,593.39
1/30/2026	Deposit		CASH RECEIPT DEPOSIT Lease Income	9,468.96	44,062.35
1/30/2026	Deposit		CASH RECEIPT DEPOSIT Lease Income	20,168.34	64,230.69
1/30/2026	Check	0000000548	Ernest McFaddin	5,020.88	59,209.81
1/30/2026	Check	0000000549	Heather W. Musick	1,998.61	57,211.20
1/30/2026	Check	0000000551	Scott Gilmer	184.70	57,026.50
1/30/2026	Check	0000000552	William C. Elliott	765.14	56,261.36
1/30/2026	Check	0000000553	Richard Lockridge	184.70	56,076.66
1/30/2026	Check	0000000554	Jarred Glass	184.70	55,891.96
1/30/2026	Check	0000000555	Harry Ferguson	184.70	55,707.26
1/30/2026	Check	0000000556	Ronald L. Blankenship	184.70	55,522.56
1/30/2026	Check	0000000557	Charles B. Gibson	184.70	55,337.86
1/30/2026	Check	0000000558	John L. Bebbler	184.70	55,153.16
1/31/2026	Interest		Bank Stmt	7.71	55,160.87
				Ending	55,160.87

Bank Recap Report
For All Document Types
Document Date Range: From: 01/01/2026 To: 01/31/2026

Industrial Development Authority of Russell County (IDA)

Bank Code: FB&T - Projects

Document/ Check	Document Type	Check Number	Comment/ Check Payee Name		Document Amount	Bank Balance
					Beginning	1,641.00
1/5/2026	Deposit		Deposit -Alcoa	VCEDA	933.70	2,574.70
1/5/2026	Deposit		Transfer	From Savings	10,000.00	12,574.70
1/5/2026	Deposit		Transfer	From Savings	55,000.00	67,574.70
1/5/2026	Check	0000001302	Appalachia Design Services,	Vet Project	8,465.00	59,109.70
1/5/2026	Check	0000001303	Baker Roofing Company	Alcoa	3,410.00	55,699.70
1/5/2026	Check	0000001304	Don Johnson's Door Service	Alcoa	54,368.00	1,331.70
1/5/2026	Check	W000000739	Point Broadband	Internet	209.95	1,121.75
1/6/2026	Check	0000001305	Eagle Fire Inc.	Alcoa	8,256.64	7,134.89-
1/6/2026	Check	0000001306	Lowe's	Russell Place	3,419.20	10,554.09-
1/6/2026	Check	0000001307	Williams Electric LLC	Russell Place	7,648.39	18,202.48-
1/13/2026	Check	W000000740	TSTTARRANTS West	Richmond Trip	95.84	18,298.32-
1/13/2026	Check	W000000741	Marriott Richmond	Richmond Trip	384.89	18,683.21-
1/15/2026	Withdrawal		Transfer Project to General	Rent payment	1,950.00	20,633.21-
1/16/2026	Check	W000000742	United States Postal Service	Box Rent	81.00	20,714.21-
1/21/2026	Deposit		Transfer	From Savings	25,000.00	4,285.79
1/23/2026	Deposit		Deposit	VCEDA	39,236.11	43,521.90
1/23/2026	Check	0000001313	Graybar Electric Company,	Russell Place	3,321.96	40,199.94
1/31/2026	Interest		Bank stmtnt		7.53	40,207.47
1/31/2026	Deposit		Transfer	From RLF	1,950.00	42,157.47
					Ending	42,157.47

Bank Recap Report
For All Document Types

Document Date Range: From: 01/01/2026 To: 01/31/2026

Industrial Development Authority of Russell County (IDA)

Bank Code: FB&T - USDA RLF

Document/ Check	Document Type	Check Number	Comment/ Check Payee Name	Document Amount	Bank Balance
				Beginning	40,719.63
1/15/2026	Deposit		Deposit	4,482.84	45,202.47
1/31/2026	Withdrawal		Transfer RLF to Project	1,950.00	43,252.47
1/31/2026	Interest		Bank Stmt	3.69	43,256.16
				Ending	43,256.16

**Bank Recap Report
For All Document Types**

Document Date Range: From: 01/01/2026 To: 01/31/2026

Industrial Development Authority of Russell County (IDA)

Bank Code: FB&T - Savings

Document/ Check	Document Type	Check Number	Comment/ Check Payee Name	Document Amount	Bank Balance
				Beginning Balance:	350,465.51
1/5/2026	Withdrawal		Transfer Savings to Projects	55,000.00	295,465.51
1/5/2026	Withdrawal		Transfer Savings to Projects	10,000.00	285,465.51
1/21/2026	Withdrawal		Transfer Savings to Projects	25,000.00	260,465.51
1/31/2026	Interest		Bank stmt	773.03	261,238.54
				Ending	261,238.54