



IDA

Russell County, VA

Agenda Packet

Thursday April 9, 2026

The Jefferson Room in the SVCC Suite

5:00 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

April 9, 2026

AGENDA

The Industrial Development Authority of Russell County Virginia will hold the regular monthly meeting on Thursday April 9, 2026 at 5:00 PM at the Jefferson Room in the SWCC Suite.

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

March 12, 2026

The Regular monthly meeting of the Industrial Development Authority of Russell County, Virginia was held on March 12, 2026 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
John Bebber, Member
Jarred Glass, Member

ABSENT: Bick Gibson, Member
Scott Gilmer, Member

STAFF: Ernie McFaddin, Executive Director
Tyler Starnes, Attorney

GUESTS:

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

APPROVAL OF MINUTES

Upon motion made by Richard Lockridge, second by Jarred Glass and duly approved by the Industrial Development Authority of Russell County, Virginia approving the minutes of the February 12, 2026 and March 2, 2026 meetings with the correction of John Bebber being absent during the reconvening from closed session.

The Vote was:

Aye: T. Dodi, C. Elliott, H. Ferguson, R. Lockridge, J. Bebber, J. Glass

Nay: None

Absent: B. Gibson, S. Gilmer

FINANCIAL REPORT

Upon motion made by Tony Dodi, second by Harry Ferguson and duly approved by the Industrial Development Authority of Russell County, Virginia approving the financial report for February 2026, and paying the invoices presented with the addition of an invoice from Russell County Solid Waste for \$99.00.

The Vote was:

Aye: T. Dodi, C. Elliott, H. Ferguson, R. Lockridge, J. Bebber, J. Glass

Nay: None

Absent: B. Gibson, S. Gilmer

ATTORNEY'S REPORT

Project "Powder" update, the current tenant has been given a 30-day notice to vacate the property.

Project "Black" update, the attorney's office is working on finalizing the option agreement.

EXECUTIVE DIRECTOR'S REPORT

The Executive Director reported the most the cell tower company will approve for the tower location is \$750.00 per month.

Appalachian Highlands Housing is asking for a resolution of support for their future projects in the county.

Upon motion made by Richard Lockridge, second by Jarred Glass and duly approved by the Industrial Development Authority of Russell County, Virginia authorizing the Executive Director to execute a resolution of support for Appalachian Highlands Housing Partners. The Executive Director, Chairman and Secretary are authorized to sign all documentation relating to this resolution.

The Vote was:

Aye: T. Dodi, C. Elliott, H. Ferguson, R. Lockridge, J. Bebber, J. Glass

Nay: None

Absent: B. Gibson, S. Gilmer

The Executive Director reported there is a funding resource from the Congressional Directed Spending allocations that could possibly be used to fund project "Roo".

Upon motion made by Tony Dodi, second by John Bebber and duly approved by the Industrial Development Authority of Russell County, Virginia authorizing the Executive Director to submit grant applications to Congressman Griffith, Senator Kaine, and Senator Warner on behalf of Project "Roo" to be funded from their Congressional Directed Spending allocations. The Executive Director, Chairman and Secretary are authorized to sign all documentation relating to this application.

The Vote was:

Aye: T. Dodi, C. Elliott, H. Ferguson, R. Lockridge, J. Bebber, J. Glass

Nay: None

Absent: B. Gibson, S. Gilmer

The Executive Director reported the bridge at the Moss 3 property may have to be removed to mitigate the potential flood problems. There is a lower entrance to the property that can be utilized that does not have to cross the creek. The engineering study is not currently complete; updates should follow soon.

CLOSED SESSION

Upon motion made by Richard Lockridge, 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 (1) Personnel (3) Acquisition/Sale of Property –Project “Black” (5) Prospective Unannounced Business - Project “Jefferson”, “Franklin”, “Powder” and “Black” (7&8) Legal.

The Vote was:

Aye: T. Dodi, C. Elliott, H. Ferguson, R. Lockridge, J. Bebber, J. Glass

Nay: None

Absent: B. Gibson, S. Gilmer

RECONVENE TO PUBLIC SESSION

Upon motion made by Tony Dodi, second by Richard Lockridge, 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: T. Dodi, C. Elliott, H. Ferguson, R. Lockridge, J. Bebber, J. Glass

Nay: None

Absent: B. Gibson, S. Gilmer

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 Bebber	Yes
Richard Lockridge	Yes	Carlton Elliott	Yes
Harry Ferguson	Yes	Tony Dodi	Yes
Scott Gilmer	Absent	Bick Gibson	Absent
Jarred Glass	Yes		

ADJOURNMENT

Upon motion made by Tony Dodi, second by Harry Ferguson, and duly approved by the Industrial Development Authority of Russell County, Virginia adjourning this meeting at 7:18 PM and scheduling the next regular monthly meeting for 5:00 PM on April 9, 2026.

The Vote was:

Aye: T. Dodi, C. Elliott, H. Ferguson, R. Lockridge, J. Bebber, J. Glass

Nay: None

Absent: B. Gibson, S. Gilmer

**Bank Recap Report
For All Document Types**

Document Date Range: From: 03/01/2026 To: 03/31/2026

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	95,837.87
3/2/2026	Check	W000000749	First Bank & Trust Company DSS Loan Payment	6,344.06	89,493.81
3/3/2026	Deposit		CASH RECEIPT DEPOSIT Rental Income	2,500.00	91,993.81
3/3/2026	Check	W000000750	Appalachian Natural Gas Utilities	246.45	91,747.36
3/4/2026	Deposit		CASH RECEIPT DEPOSIT Rental Income	2,046.00	93,793.36
3/9/2026	Deposit		CASH RECEIPT DEPOSIT Rental Income	18,515.33	112,308.69
3/9/2026	Deposit		Deposit - Haltering Hope Rental Income	525.84	112,834.53
3/9/2026	Deposit		CASH RECEIPT DEPOSIT Rental Income	1,950.00	114,784.53
3/9/2026	Check	W000000762	Appalachian Power Company Utilities	3,378.13	111,406.40
3/10/2026	Withdrawal		Transfer from Operating to RLF Payment	525.84	110,880.56
3/10/2026	Check	W000000763	First Bank & Trust Company Consolidated Loan	36,254.14	74,626.42
3/13/2026	Check	0000006889	Appalachian Natural Gas Utilities	3.78	74,622.64
3/13/2026	Check	0000006890	Dominion Office Products Supplies	139.98	74,482.66
3/13/2026	Check	0000006891	Hungate Business Services Copier	7.26	74,475.40
3/13/2026	Check	0000006892	Russell County Board of Utilities	1,196.26	73,279.14
3/13/2026	Check	0000006893	Susan's Cleaning Service Inc Janitorial	1,900.00	71,379.14
3/13/2026	Check	0000006894	Russell County Treasurer Trash	99.00	71,280.14
3/13/2026	Check	0000006895	Virginia Coalfield Economic Bates Payment	2,500.00	68,780.14
3/13/2026	Check	0000006896	Virginia Coalfield Economic JM Conveyor	12,500.00	56,280.14
3/13/2026	Check	0000006897	Virginia Coalfield Economic Bates Payment	2,500.00	53,780.14
3/13/2026	Check	0000006898	Votivigy, LLC Web Page	50.00	53,730.14
3/13/2026	Check	0000006899	Kayla Wiseman Janitorial	1,100.00	52,630.14
3/16/2026	Deposit		CASH RECEIPT DEPOSIT Rental Income	43,984.00	96,614.14
3/16/2026	Check	0000006900	Mitchell Kilgore, A Legal	1,357.50	95,256.64
3/16/2026	Check	W000000764	First Bank & Trust Company Roof Payment	6,943.62	88,313.02
3/16/2026	Check	W000000765	Internal Revenue Service Federal P/R Tax	3,292.58	85,020.44
3/20/2026	Deposit		Deposit Tobacco Grant T&L Grant	4,232.50	89,252.94
3/24/2026	Deposit		CASH RECEIPT DEPOSIT Rental Income	18,000.00	107,252.94
3/25/2026	Check	W000000766	First Bank & Trust Company USDA Office Loan	5,208.47	102,044.47
3/31/2026	Interest		Bank Stmt	8.05	102,052.52
3/31/2026	Check	0000000569	Ernest McFaddin	5,020.88	97,031.64
3/31/2026	Check	0000000570	Heather W. Musick	1,998.61	95,033.03
3/31/2026	Check	0000000572	William C. Elliott	765.14	94,267.89
3/31/2026	Check	0000000573	Richard Lockridge	184.70	94,083.19
3/31/2026	Check	0000000574	Jarred Glass	184.70	93,898.49
3/31/2026	Check	0000000575	Harry Ferguson	184.70	93,713.79
3/31/2026	Check	0000000576	Ronald L. Blankenship	184.70	93,529.09
3/31/2026	Check	0000000577	John L. Bebber	184.70	93,344.39
3/31/2026	Check	W000000767	Appalachian Natural Gas Utilities	302.63	93,041.76

**Bank Recap Report
For All Document Types**

Document Date Range: From: 03/01/2026 To: 03/31/2026

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	621.60
3/2/2026	Check	W000000760	United States Postal Service Postage	1.07	620.53
3/6/2026	Check	W000000761	Point Broadband Utilities	194.95	425.58
3/10/2026	Deposit		TOL Grant to Phat Patty's TOL Grant	28,000.00	28,425.58
3/12/2026	Check	W000000768	Phat Patty's Bar and Grill Meeting	182.93	28,242.65
3/13/2026	Deposit		Deposit - Grant Hillside Park VCEDA Grant	40,000.00	68,242.65
3/16/2026	Check	0000001322	C & S Construction & Hillside Park Drainage	40,000.00	28,242.65
3/16/2026	Check	W000000770	Food City Meeting	19.18	28,223.47
3/20/2026	Check	W000000769	Column Software PBC Bristol Paper Ad	242.58	27,980.89
3/31/2026	Interest		Bank Stmt	2.79	27,983.68
				Ending	27,983.68

**Bank Recap Report
For All Document Types**

Document Date Range: From: 03/01/2026 To: 03/31/2026

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	32,568.73
3/2/2026	Deposit		Deposit JJ Trash	201.57	32,770.30
3/9/2026	Deposit		Deposit	550.56	33,320.86
3/10/2026	Deposit		Haltering Hope Payment	525.84	33,846.70
3/10/2026	Withdrawal		Transfer RLF to Project	28,000.00	5,846.70
3/13/2026	Deposit		Deposit - Something Special	736.16	6,582.86
3/16/2026	Deposit		Deposit - 4U8	200.00	6,782.86
3/31/2026	Interest		Bank Stmtnt	1.08	6,783.94
				Ending	6,783.94

**Bank Recap Report
For All Document Types**

Document Date Range: From: 03/01/2026 To: 03/31/2026

Industrial Development Authority of Russell County (IDA)

Bank Code: FB&T - Savings

Document/ Check	Document Type	Check Number	Comment/ Check Payee	Document Amount	Bank Balance
				Beginning	266,037.10
3/9/2026	Deposit		Deposit - BOS BOS Support	4,166.66	270,203.76
3/31/2026	Interest		Bank Stmt	2,643.81	272,847.57
				Ending	272,847.57

Invoice



Invoice number 908EF3FC-0032

Date of issue April 1, 2026

Date due May 1, 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 May 1, 2026

[Pay online](#)

Description	Qty	Unit price	Amount
Website/Maintenance Subscription Apr 1-May 1, 2026	1	\$50.00	\$50.00

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



CONTRACT INVOICE

Invoice Number: 285294
Invoice Date: 3/29/2026
Account Number: RC07
Balance Due: \$3.97

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	4/28/2026	\$3.97	\$3.97
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
2704-04	Treasurer (276) 971-0690	\$3.97		10/4/2025	10/3/2026
Contract Remarks					

Summary:

Contract base rate charge for this billing period	\$0.00
Contract overage charge for the 3/4/2026 to 4/3/2026 overage period	\$0.97 **
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	89,226	89,253	27	0	27	\$0.018500	\$0.50
Color	Color	8,667	8,671	4	0	4	\$0.116500	\$0.47
								\$0.97

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

Invoice Subtotal:	\$3.97
Exempt	\$0.00
Total Tax:	\$0.00
Invoice Total:	\$3.97



CONTRACT INVOICE

Invoice Number: 285665
Invoice Date: 4/5/2026
Account Number: RC07
Balance Due: \$132.59

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	5/5/2026	\$132.59	\$132.59
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
1939-09	Treasurer (276) 971-0690	\$132.59		3/9/2026	3/8/2027
Contract Remarks					

Summary:

Contract base rate charge for this billing period	\$0.00
Contract overage charge for the 3/9/2026 to 4/8/2026 overage period	\$129.59**
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	184,935	185,405	470	0	470	\$0.025700	\$12.08
Color	Color	75,212	75,902	690	0	690	\$0.170300	\$117.51
								\$129.59

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

Invoice Subtotal:	\$132.59
Exempt	\$0.00
Total Tax:	\$0.00
Invoice Total:	\$132.59

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

Health Dept	AMOUNT:
MARCH 2024	

TOTAL

\$1,600.00
Thank you
Stacy Bowling

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

TACS	AMOUNT:
MARCH 4 w 2 days	
2-6 23-27	
9-13 30-31	
16-20	
TOTAL	

\$ 330.⁰⁰
 Thank you
 January Bailey