

INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA
MINUTES OF MEETING
July 8, 2014

PURSUANT TO WRITTEN NOTICE DATED JULY 2, 2014, A COPY OF WHICH IS ATTACHED HERETO, A MEETING OF THE BOARD OF DIRECTORS OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA, WAS HELD IN THE FOURTH FLOOR CONFERENCE ROOM OF THE MUNICIPAL BUILDING ON TUESDAY, JULY 8, 2014 AT 11:00 A.M.

THE FOLLOWING MEMBERS WERE PRESENT AND ABSENT:

PRESENT: T. NEAL MORRIS, NEW CHAIRMAN
 C. G. HAIRSTON, VICE CHAIRMAN
 RICHARD L. TURNER, TREASURER
 SHIRLEY D. PRIMIANO, SECRETARY
 RUSSELL D REYNOLDS
 LANDON R. WYATT, JR.
 MAX R. GLASS

ABSENT:

ALSO PRESENT: W. CLARKE WHITFIELD, JR. CITY ATTORNEY
 GABRIELA WOODARD, SECRETARY
 JOE KING, CITY MANAGER
 KEN LARKING, DEPUTY CITY MANAGER
 TELLY TUCKER, ECONOMIC DEVELOPMENT DIRECTOR
 LINWOOD WRIGHT, ECONOMIC DEVELOPMENT
 CORRIE TEAGUE, ECONOMIC DEVELOPMENT
 MICHAEL ADKINS, FINANCE
 ALAN SPENCER, ASSISTANT CITY ATTORNEY

W. CLARKE WHITFIELD, JR., CITY ATTORNEY CALLED THE MEETING TO ORDER AT 11:01 A.M.

ELECTION OF NEW OFFICERS

MR. WHITFIELD ADVISED THAT THE IDA BOARD NEEDED TO ELECT OFFICERS.

MR. WHITFIELD ASKED FOR NOMINATION FOR CHAIRMAN, VICE CHAIRMAN, SECRETARY AND TREASURER.

ON MOTION OF MR. TURNER AND THERE BEING NO OTHER NOMINATIONS MR. MORRIS WAS ELECTED BY ACCLAMATION TO SERVE ONE YEAR AS CHAIRMAN.

ON MOTION OF MR. MORRIS AND THERE BEING NO OTHER NOMINATIONS MR. HAIRSTON WAS ELECTED BY ACCLAMATION TO SERVE ONE YEAR AS VICE CHAIRMAN.

ON MOTION OF DR. PRIMIANO AND THERE BEING NO OTHER NOMINATIONS MR. TURNER WAS ELECTED BY ACCLAMATION TO SERVE ONE YEAR AS TREASURER.

ON MOTION OF MR. TURNER AND THERE BEING NO OTHER NOMINATIONS DR. PRIMIANO WAS ELECTED BY ACCLAMATION TO SERVE ONE YEAR AS SECRETARY.

MINUTES

COPIES OF THE MINUTES OF THE JUNE 12, 2014 MEETING WERE DISTRIBUTED TO THE MEMBERS WITH THEIR AGENDA PACKET. A MOTION WAS MADE BY MR. HAIRSTON TO APPROVE THE MINUTES. THE MOTION WAS SECONDED BY DR. PRIMIANO AND CARRIED WITH MEMBERS PRESENT VOTING AS FOLLOWS:

MR. MORRIS	- AYE
MR. HAIRSTON	- AYE
MR. WYATT	- AYE
DR. PRIMIANO	- AYE
MR. TURNER	- AYE
MR. REYNOLDS	- AYE
DR. GLASS	- AYE

UPDATE ON FINANCES

MICHAEL ADKINS, THE DEPUTY DIRECTOR OF FINANCE, UPDATED THE MEMBERS ON FINANCIAL ACCOUNTS OF THE IDA.

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING AN EASEMENT FOR THE CITY OF DANVILLE AND THE DANVILLE LIFE SAVING CREW ON THE WATER TOWER AT THE SCHOOLFIELD SITE.

A MOTION WAS MADE BY MR. HAIRSTON TO PASS A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING AN EASEMENT FOR THE CITY OF DANVILLE LIFE SAVING CREW ON THE WATER TOWER AT THE SCHOOLFIELD SITE. THE MOTION WAS SECONDED BY MR. REYNOLDS AND PASSED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. MORRIS	- AYE
MR. HAIRSTON	- AYE
MR. WYATT	- AYE
DR. PRIMIANO	- AYE
MR. TURNER	- AYE

MR. REYNOLDS - AYE
DR. GLASS - AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING AN EASEMENT TO THE DEPARTMENT OF UTILITIES FOR THE PLACEMENT OF PADMOUNT SWITCHGEAR, THE INSTALLATION OF UNDERGROUND CONDUIT, A PADMOUNT TRANSFORMER AND UNDERGROUND PRIMARY AND SECONDARY VOLTAGE CABLES.

MR. WYATT MADE A MOTION TO PASS A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING AN EASEMENT TO THE DEPARTMENT OF UTILITIES FOR THE PLACEMENT OF PADMOUNT SWITCHGEAR, THE INSTALLATION OF UNDERGROUND CONDUIT, A PADMOUNT TRANSFORMER AND UNDERGROUND PRIMARY AND SECONDARY VOLTAGE CABLES. THE MOTION WAS SECONDED BY MR. HAIRSTON AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. MORRIS - AYE
MR. HAIRSTON - AYE
MR. WYATT - AYE
DR. PRIMIANO - AYE
MR. TURNER - AYE
MR. REYNOLDS - AYE
DR. GLASS - AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE RENEWAL OF THE LEASE TO ENTERPRISES BY THE DAN LLC T/A VINTAGES BY THE DAN (VINTAGES).

MR. HAIRSTON MADE A MOTION TO PASS A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE RENEWAL OF THE LEASE TO ENTERPRISES BY THE DAN LLC T/A VINTAGES BY THE DAN (VINTAGES). THE MOTION WAS SECONDED BY MR. REYNOLDS AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. MORRIS - AYE
MR. HAIRSTON - AYE
MR. WYATT - AYE
DR. PRIMIANO - AYE
MR. TURNER - AYE
MR. REYNOLDS - AYE
DR. GLASS - AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING AN RBEG LOAN FOR SILVANA MILLER (SUR LANGUAGE) IN THE AMOUNT OF \$17,500, AT 5% OVER 5 YEARS.

DR. PRIMIANO MADE A MOTION TO PASS A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING AN RBEG LOAN FOR SILVANA MILLER (SUR LANGUAGE) IN THE AMOUNT OF \$17,500, AT 5% OVER 5 YEARS. THE MOTION WAS SECONDED BY MR. REYNOLDS AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. MORRIS	- AYE
MR. HAIRSTON	- AYE
MR. WYATT	- AYE
DR. PRIMIANO	- AYE
MR. TURNER	- AYE
MR. REYNOLDS	- AYE
DR. GLASS	- AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE SALE OF 415 MAIN STREET TO GRAVELY MOORE 415 MAIN STREET LLC.

MR. WYATT MADE A MOTION TO PASS A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE SALE OF 415 MAIN STREET TO GRAVELY MOORE 415 MAIN STREET LLC. THE MOTION WAS SECONDED BY MR. HAIRSTON AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. MORRIS	- AYE
MR. HAIRSTON	- AYE
MR. WYATT	- AYE
DR. PRIMIANO	- AYE
MR. TURNER	- AYE
MR. REYNOLDS	- AYE
DR. GLASS	- AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING UPFITS TO 415 MAIN STREET IN AN AMOUNT NOT TO EXCEED \$200,000.

DR. PRIMIANO MADE A MOTION TO PASS A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING UPFITS TO 415 MAIN STREET IN AN AMOUNT NOT TO EXCEED \$200,000. THE MOTION WAS SECONDED BY MR. REYNOLDS AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. MORRIS	- AYE
MR. HAIRSTON	- AYE
MR. WYATT	- AYE
DR. PRIMIANO	- AYE
MR. TURNER	- AYE
MR. REYNOLDS	- AYE
DR. GLASS	- AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE LEASE TO ZEYUAN FLOORING AT 500 CANE CREEK BOULEVARD.

MR. TURNER MADE A MOTION TO PASS A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA AUTHORIZING THE LEASE TO ZEYUAN FLOORING AT 500 CANE CREEK BOULEVARD. THE MOTION WAS SECONDED BY MR. HAIRSTON AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. MORRIS	- AYE
MR. HAIRSTON	- AYE
MR. WYATT	- AYE
DR. PRIMIANO	- AYE
MR. TURNER	- AYE
MR. REYNOLDS	- AYE
DR. GLASS	- AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA AUTHORIZING W. CLARKE WHITFIELD, JR. TO SIGN ALL CLOSING DOCUMENTS ON BEHALF OF THE IDA FOR ALL REAL ESTATE TRANSACTIONS.

MR. REYNOLDS MADE A MOTION TO PASS A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA AUTHORIZING W. CLARKE WHITFIELD, JR. TO SIGN ALL CLOSING DOCUMENTS ON BEHALF OF THE IDA FOR ALL REAL ESTATE TRANSACTIONS. THE MOTION WAS SECONDED BY MR. HAIRSTON AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. MORRIS	- AYE
MR. HAIRSTON	- AYE
MR. WYATT	- AYE
DR. PRIMIANO	- AYE
MR. TURNER	- AYE
MR. REYNOLDS	- AYE
DR. GLASS	- AYE

CLOSED MEETING

NEXT, DR. PRIMIANO MOVED THE MEETING BE RECESSED AND THE BOARD IMMEDIATELY RECONVENE IN EXECUTIVE CLOSED MEETING FOR THE PURPOSE OF DISCUSSION CONCERNING A PROSPECTIVE BUSINESS OR INDUSTRY OR THE EXPANSION OF AN EXISTING BUSINESS OR INDUSTRY WHERE NO PREVIOUS ANNOUNCEMENT HAS BEEN MADE AS PERMITTED BY SUBSECTION (A) (5) OF SECTION 2.2-3711 OF THE CODE OF VIRGINIA, 1950, AS AMENDED; AND DISCUSSION OR CONSIDERATION OF THE ACQUISITION/DISPOSITION OF REAL PROPERTY FOR A PUBLIC PURPOSE WHERE DISCUSSION IN AN OPEN MEETING WOULD ADVERSELY IMPACT THE BARGAINING

POSITION OF THE CITY AS PERMITTED BY SUBSECTION (A) (3) OF SECTION 2.2-3711 OF THE CODE OF VIRGINIA, 1950, AS AMENDED. THE MOTION WAS SECONDED BY MR. HAIRSTON AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. MORRIS	- AYE
MR. HAIRSTON	- AYE
MR. WYATT	- AYE
DR. PRIMIANO	- AYE
MR. TURNER	- AYE
MR. REYNOLDS	- AYE
DR. GLASS	- AYE

DR. PRIMIANO MOVED THE MEETING IMMEDIATELY RECONVENE INTO AN OPEN MEETING. THE MOTION WAS SECONDED BY MR. TURNER AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. MORRIS	- AYE
MR. HAIRSTON	- AYE
MR. WYATT	- AYE
DR. PRIMIANO	- AYE
MR. TURNER	- AYE
MR. REYNOLDS	- AYE
DR. GLASS	- AYE

UPON RECONVENING, DR. PRIMIANO MOVED THAT THE BOARD ADOPT A RESOLUTION CERTIFYING THAT TO THE BEST OF EACH MEMBER'S KNOWLEDGE THAT (1) ONLY PUBLIC BUSINESS MATTERS LAWFULLY EXEMPTED FROM OPEN MEETING REQUIREMENTS UNDER SECTION 2.2-3711 AND (2) ONLY SUCH PUBLIC BUSINESS MATTERS AS WERE IDENTIFIED IN THE MOTION BY WHICH THE CLOSED MEETING WAS CONVENED WERE HEARD, DISCUSSED OR CONSIDERED IN THE CLOSED MEETING. THE MOTION WAS SECONDED BY MR. TURNER AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. MORRIS	- AYE
MR. HAIRSTON	- AYE
MR. WYATT	- AYE
DR. PRIMIANO	- AYE
MR. TURNER	- AYE
MR. REYNOLDS	- AYE
DR. GLASS	- AYE

OTHER BUSINESS:

MR. MORRIS MADE A CORRECTION TO THE WORDING OF THE MINUTES FROM THE JUNE 12TH IDA MEETING UNDER "OTHER BUSINESS" WHICH READ THAT MS. COREY TEAGUE "MADE A MOTION TO..." THE MINUTES HAVE BEEN CORRECTED TO STATE THAT MS. COREY "REPORTED THE NEED OF..." UNDER BOTH ITEMS IN "OTHER BUSINESS."

PRESENTATION TO APPROVE THE SALE OF A PORTION OF THE LOCATION AT 525 LOYAL STREET TO KEN JONES FOR THE EXPANSION OF HIS BUSINESS URBAN FITNESS.

MS. COREY TEAGUE FROM ECONOMIC DEVELOPMENT MADE A PRESENTATION FOR THE BOARD SHOWING THE PORTION OF THE 525 LOYAL STREET PROPERTY THAT MR. KEN JONES WANTS TO PURCHASE. THE IDA PURCHASED ALL OF THE PROPERTY FOR \$87,000. KEN JONES, A DANVILLE FIREFIGHTER AND OWNER OF URBAN FITNESS, HAS SUBMITTED A REQUEST TO PURCHASE A PORTION OF 525 LOYAL STREET FOR \$60,000. HE WOULD LIKE TO EXPAND HIS GYM INTO THIS LOCATION AND HAS ALREADY HAD THE INSPECTIONS DIVISION OF COMMUNITY DEVELOPMENT APPROVE HIS PLANS FOR THE BUILDING. HE HAS ALSO BEEN APPROVED FOR A SMALL BUSINESS LOAN IN AN AMOUNT SUFFICIENT TO PURCHASE AND RENOVATE THIS BUILDING WITH THE HOPES OF HAVING IT FINISHED BY SEPTEMBER 1. MR. TURNER MADE A MOTION TO APPROVE THE SALE OF A PORTION OF 525 LOYAL STREET. THE MOTION WAS SECONDED BY MR. REYNOLDS AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. MORRIS	- AYE
MR. HAIRSTON	- AYE
MR. WYATT	- AYE
DR. PRIMIANO	- AYE
MR. TURNER	- AYE
MR. REYNOLDS	- AYE
DR. GLASS	- AYE

INTRODUCTION OF A RESOLUTION BY CITY ATTORNEY W. CLARKE WHITFIELD, JR. TO AUTHORIZE NEWLY ELECTED OFFICERS AND TWO OTHER CITY REPRESENTATIVES TO SIGN CHECKS ON THE IDA'S BEHALF.

CITY ATTORNEY CLARKE WHITFIELD INTRODUCED A RESOLUTION TO AUTHORIZE THE NEWLY ELECTED IDA OFFICERS AND BOTH THE DIRECTOR OF FINANCE AND ASSISTANT DIRECTOR OF FINANCE OF THE CITY OF DANVILLE TO SIGN CHECKS ON THE INDUSTRIAL DEVELOPMENT AUTHORITY'S BEHALF FOR ACCOUNTS HELD AT THE AMERICAN NATIONAL BANK AND TRUST COMPANY AND AT COMMUNITY CAPITAL OF VIRGINIA (VCC). A MOTION WAS MADE BY MR. REYNOLDS TO APPROVE THE RESOLUTION. THE MOTION WAS SECONDED BY DR. PRIMIANO AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. MORRIS	- AYE
MR. HAIRSTON	- AYE
MR. WYATT	- AYE
DR. PRIMIANO	- AYE
MR. TURNER	- AYE
MR. REYNOLDS	- AYE
DR. GLASS	- AYE

THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 11:55 A.M.

GABRIELA WOODARD
SECRETARY

T. NEAL MORRIS
CHAIRMAN