

**INDUSTRIAL DEVELOPMENT AUTHORITY OF VIRGINIA  
MINUTES OF MEETING  
AUGUST 9, 2016**

PURSUANT TO A WRITTEN NOTICE DATED AUGUST 4, 2016, 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 12, 2016, AT 10:00 A.M.

THE FOLLOWING MEMBERS WERE:

PRESENT:           MR. T. NEAL MORRIS, CHAIRMAN  
                  MR. C.G. HAIRSTON, VICE CHAIRMAN  
                  MR. RICHARD L. TURNER, TREASURER  
                  DR. MAX R. GLASS  
                  MR. LANDON R. WYATT

ABSENT:           DR. SHIRLEY D. PRIMIANO, SECRETARY  
                  MR. RUSSELL D. REYNOLDS

ALSO PRESENT:   W. CLARKE WHITFIELD, JR. CITY ATTORNEY  
                  KIMBERLY FORD, LEGAL ASSISTANT  
                  EARL REYNOLDS, DEPUTY CITY MANAGER  
                  LINWOOD WRIGHT, ECONOMIC DEVELOPMENT  
                  CORRIE TEAGUE, ECONOMIC DEVELOPMENT  
                  MICHAEL ADKINS, FINANCE DIRECTOR

T. NEAL MORRIS, CHAIRMAN, CALLED THE MEETING TO ORDER AT 10:00 A.M.

**INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA**

**MINUTES**

COPIES OF THE MINUTES OF THE JULY 12, 2016, MEETING WERE DISTRIBUTED TO THE MEMBERS WITH THEIR AUGUST 9, 2016 AGENDA PACKET. A MOTION WAS MADE BY MR. WYATT TO APPROVE THE MINUTES. THE MOTION WAS

SECONDED BY MR. HAIRSTON AND CARRIED WITH MEMBERS PRESENT VOTING AS FOLLOWS:

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

### UPDATE ON FINANCES

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

COPIES OF THE CURRENT FINANCIAL STATEMENTS WERE DISTRIBUTED TO THE MEMBERS. A MOTION WAS MADE BY MR. TURNER TO APPROVE THE FINANCIAL REPORT. THE MOTION WAS SECONDED BY DR. GLASS AND CARRIED WITH MEMBERS PRESENT VOTING AS FOLLOWS:

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

### ECONOMIC DEVELOPMENT UPDATES

CORRIE TEAGUE GAVE THE IDA A QUICK UPDATE REGARDING JERRY RIGNEY'S NEW FIRE AND MAINTENANCE INSPECTIONS PROGRAM. THEY HAVE ALREADY STARTED GOING THROUGH CITY OWNED AND IDA OWNED BUILDINGS. ECONOMIC DEVELOPMENT HAS RECEIVED SOME NOTIFICATIONS ABOUT 410 AND 310 MAIN STREET. PUBLIC WORKS IS ASSISTING ECONOMIC DEVELOPMENT WITH 310 MAIN STREET. IN ADDITION, 624 NORTH MAIN STREET AND LOU'S ANTIQUES HAVE ISSUES, ECONOMIC DEVELOPMENT IS LOOKING INTO AND CORRECTING. THE NOTICES FOR LOU'S ANTIQUES WERE MOSTLY TENANT ISSUES SUCH AS LARGE NUMBER OF ELECTRICAL CORDS, HIS FURNITURE AND/OR MERCHANDISE BLOCKING FIRE EXITS, AND THINGS OF THIS NATURE. ECONOMIC DEVELOPMENT IS WORKING WITH ROBERT TO CORRECT HIS ISSUES AND IF THERE ARE ANY MAJOR ISSUES THEY WILL COME BACK TO THE IDA WITH A PRICE AND LET YOU KNOW BEFORE THEY MOVE FORWARD.

KEN LARKING SPOKE ABOUT CITY COUNCIL'S CONCERN WITH THE ATTRACTIVENESS OF THE SCHOOLFIELD SITE. HE EXPLAINED STAFF HAS BEEN WORKING ON SOME OPTIONS OF WHAT THEY CAN DO TO TRY TO CLEAN IT UP AND

ONE OF THE BIG ISSUES OF CONCERN ARE THE PILES OF BRICK AND CONCRETE ON THE SITE.

A MOTION WAS MADE BY MR. TURNER THAT THE BRICK CHIPS AND CONCRETE CHIPS LOCATED ON THE SCHOOLFIELD SITE FIRST BE GIVEN TO PUBLIC WORKS TO FILL IN THE RESERVOIR LOCATED ON SITE NEAREST WEST MAIN STREET, THEN ANYONE WHO HAS PAID FOR SAME CAN COME BACK AND GET AS MUCH AS THEY WANT OF WHAT IS LEFT FOR FREE, AND FINALLY THE GENERAL PUBLIC CAN COME AND GET WHAT'S LEFT OVER FOR FREE. THE MOTION WAS SECONDED BY MR HAIRSTON AND CARRIED WITH ALL MEMBERS PRESENT VOTING WITH A VERBAL AYE.

A MOTION WAS MADE BY MR. TURNER TO ALLOW FOR AN EXPENSE NOT TO EXCEED \$15,000 FOR PUBLIC WORKS TO COLLAPSE THE BOTTOM AND FILL IN THE RESERVOIR CLOSEST TO WEST MAIN STREET ON THE SCHOOLFIELD SITE FOR PUBLIC SAFETY PURPOSES. THE MOTION WAS SECONDED BY DR. GLASS AND CARRIED WITH ALL MEMBERS PRESENT VOTING WITH A VERBAL AYE.

MR. MORRIS INFORMED THE BOARD THAT THERE HAD BEEN SOME INTEREST IN PURCHASING TWO LIGHTS OR GLOBES ON THE SCHOOLFIELD PROPERTY; HE THINKS IT WOULD BE GOOD SINCE THERE IS MULTIPLE INTEREST IN THEM, TO BE FAIR TO EVERYONE, TO HAVE A SILENT AUCTION.

MR. HAIRSTON OFFERED A MOTION THAT THE IDA HOLD A SILENT AUCTION AND TO ACCEPT SEALED BIDS FOR THE GLOBES ON THE SCHOOLFIELD PROPERTY. THE MOTION WAS SECONDED BY MR. WYATT AND CARRIED WITH ALL MEMBERS PRESENT VOTING WITH A VERBAL AYE.

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA (IDA) APPROVING AND AUTHORIZING A CHANGE IN THE MEETING TIME OF THE IDA. (FOR MINUTES PURPOSES THIS CHANGES THE MEETING FROM 10:00AM TO 10:30AM)

RESOLUTION 2016-08-01 MOTION MADE BY MR. TURNER; 2<sup>ND</sup> BY MR. HAIRSTON

VOTE CARRIED AS:

MR. MORRIS	- AYE
MR. WYATT	- AYT
MR. HAIRSTON	- AYE
MR. TURNER	- AYE
DR. GLASS	- AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA RATIFYING PRIOR ACTION. (FOR MINUTES PURPOSES THIS IS REFERRING TO 537 & 539 NORTH MAIN STREET)

RESOLUTION 2016-08-02 MOTION MADE BY MR. TURNER; 2<sup>ND</sup> BY MR. HAIRSTON

VOTE CARRIED AS: MR. MORRIS - AYE  
MR. WYATT - AYE  
MR. HAIRSTON - AYE  
MR. TURNER - AYE  
DR. GLASS - AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA (IDA) APPROVING AND AUTHORIZING THE PURCHASE OF REAL PROPERTY LOCATED AT 537 & 539 NORTH MAIN STREET (PARCEL ID#03651 AND PARCEL ID#03636).

RESOLUTION 2016-08-03 MOTION MADE BY MR. TURNER; 2<sup>ND</sup> BY MR. HAIRSTON

VOTE CARRIED AS: MR. MORRIS - AYE  
MR. WYATT - AYE  
MR. HAIRSTON - AYE  
MR. TURNER - AYE  
DR. GLASS - AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA (IDA) APPROVING AND AUTHORIZING THE EXPENDITURE OF FUNDS FOR BUILDING IMPROVEMENTS AT 500 STINSON DRIVE FOR OVERFINCH NORTH AMERICAN IN AN AMOUNT NOT TO EXCEED \$500,000.

RESOLUTION 2016-08-03 MOTION MADE BY MR. HAIRSTON; 2<sup>ND</sup> BY DR. GLASS

VOTE CARRIED AS: MR. MORRIS - AYE  
MR. WYATT - AYE  
MR. HAIRSTON - AYE  
MR. TURNER - AYE  
DR. GLASS - AYE

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 AUTHORITY AS PERMITTED BY SUBSECTION (A) (3) OF SECTION 2.2-3711 OF THE CODE OF VIRGINIA, 1950, AS AMENDED;

MOTION MADE BY MR. TURNER; 2ND MR. HAIRSTON

VOTE CARRIED AS: MR. MORRIS - AYE  
MR. WYATT - AYE  
MR. HAIRSTON - AYE  
MR. TURNER - AYE  
DR. GLASS - AYE

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 AUTHORITY AS PERMITTED BY SUBSECTION (A) (3) OF SECTION 2.2-3711 OF THE CODE OF VIRGINIA, 1950, AS AMENDED; AND CONSULTATION WITH LEGAL COUNSEL CONCERNING ACTUAL LITIGATION AND BRIEFINGS BY STAFF MEMBERS REGARDING SPECIFIC LEGAL MATTERS REQUIRING LEGAL ADVICE AS PERMITTED BY SUBSECTION (A) (7) OF SECTION 2.2-3711 OF THE CODE OF VIRGINIA, 1950, AS AMENDED.

MOTION MADE BY MR. TURNER; 2ND MR. HAIRSTON

VOTE CARRIED AS: MR. MORRIS - AYE  
MR. WYATT - AYE  
MR. HAIRSTON - AYE  
MR. TURNER - AYE  
DR. GLASS - AYE

A MOTION FOR THE IDA TO ENTER INTO AN OPTION AGREEMENT WITH WILL LEGGETT TO DO DUE DILIGENCE ON MULTIPLE PIECES OF PROPERTY TO DETERMINE IF THE IDA WISHES TO PURCHASE THEM ETC.

MOTION MADE BY MR. TURNER; 2ND MR. WYATT

VOTE CARRIED AS: MR. MORRIS - AYE  
MR. WYATT - AYE  
MR. HAIRSTON - AYE  
MR. TURNER - AYE  
DR. GLASS - AYE

A MOTION WAS MADE TO AUTHORIZE THE USE OF THE IDA OWNED PARKING LOT "ONLY" BESIDE THE DOWNTOWNER LOT BY THE RIVER DISTRICT ASSOCIATION FOR THE RIVER DISTRICT FESTIVAL THAT IS SCHEDULED TO FOR OCTOBER 13, 2016.

MOTION MADE BY MR. TURNER; 2ND MR. HAIRSTON

VOTE CARRIED AS:

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

THERE BEING NO FURTHER BUSINESS, THE REGULAR IDA MEETING ADJOURNED AT 11:02 A.M.

  
DR. SHIRLEY PRIMIANO  
SECRETARY

  
T. NEAL MORRIS  
CHAIRMAN