

**INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA**  
**MINUTES OF MEETING**  
**May 8, 2018**

PURSUANT TO A WRITTEN NOTICE DATED MAY 3, 2018, 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, May 8, 2018, AT 10:30 A.M.

THE FOLLOWING MEMBERS WERE PRESENT AND ABSENT:

PRESENT:           T. NEAL MORRIS, CHAIRMAN  
                      C.G. HAIRSTON, VICE CHAIRMAN  
                      RICHARD L. TURNER, TREASURER  
                      RUSSELL D. REYNOLDS, SECRETARY  
                      JOHN LARAMORE  
                      LANDON WYATT

ABSENT:           MAX R. GLASS

ALSO PRESENT:   W. CLARKE WHITFIELD, JR., CITY ATTORNEY  
                      BROOKE BARKSDALE, LEGAL SECRETARY  
                      MADISON WHITTLE, COUNCILMAN  
                      MICHAEL ADKINS, DIRECTOR OF FINANCE  
                      TELLY TUCKER, ECONOMIC DEVELOPMENT  
                      CORRIE BOBE, ECONOMIC DEVELOPMENT  
                      LINWOOD WRIGHT, ECONOMIC DEVELOPMENT  
                      KELVIN PERRY, ECONOMIC DEVELOPMENT

T. NEAL MORRIS, CHAIRMAN, CALLED THE MEETING TO ORDER AT 10:30 A.M.

**MINUTES**

COPIES OF THE MINUTES OF THE APRIL 10, 2018, 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 MR. REYNOLDS AND CARRIED WITH MEMBERS PRESENT VOTING AS FOLLOWS:

MR. MORRIS	-AYE
MR. HAIRSTON	-AYE
MR. TURNER	-AYE
MR. REYNOLDS	-AYE
MR. LARAMORE	-AYE
MR. WYATT	-AYE

## UPDATE ON FINANCES

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

MR. MORRIS	-AYE
MR. HAIRSTON	-AYE
MR. TURNER	-AYE
MR. REYNOLDS	-AYE
MR. LARAMORE	-AYE
MR. WYATT	-AYE

## ECONOMIC DEVELOPMENT STAFF UPDATES

CORRIE BOBE INFORMED BOARD MEMBERS THAT THE RIVER DISTRICT ASSOCIATION (RDA) RECEIVED A \$25,000 GRANT FROM THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT- VIRGINIA MAIN STREET PROGRAM TO DO A FEASIBILITY STUDY ON THE WHITE MILL PROPERTY. THE IDA WILL BE RESPONSIBLE FOR \$350 OF OVERAGE COSTS TO PAY FOR CONSULTING SERVICES.

KELVIN PERRY INFORMED BOARD MEMBERS THAT DODSON PEST CONTROL WILL TREAT 527 BRIDGE STREET FOR TERMITES. TREATMENT WILL COST APPROXIMATELY \$2,800.

AN APPRAISAL WILL BE DONE ON THE OLD BELT 1 PROPERTY AS A RESULT OF THE FIVE-YEAR TERM OF THE CURRENT MORTGAGE ON THE PROPERTY.

RYAN DODSON, ASSISTANT CITY ATTORNEY I, WAS ASKED TO RESEARCH PARCEL 2411-26-0489 AND PARCEL 2411-16-8762 LOCATED IN PITTSYLVANIA COUNTY TO DETERMINE HOW THE IDA ACQUIRED THESE PROPERTIES. MR. DODSON WAS ABLE TO DETERMINE THAT THE PROPERTIES WERE ORIGINALLY OWNED THROUGH CLEMENT & WHEATLEY TRUST PC OWNED BY SOUTHERN COMPANY. THE PURPOSE OF THE LAND WAS TO PROVIDE GAS PIPE EASEMENTS TO A PURPOSED GAS FIRED GENERATION PLANT. THE PROJECT WAS ABANDONED AND HAVING NO FURTHER INTEREST IN THE PROPERTY SOUTHERN COMPANY GIFTED THE PARCELS TO THE IDA ON JANUARY 7, 2002.

## RESOLUTIONS

**A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE SALE OF PROPERTY LOCATED AT 187 CANE CREEK BOULEVARD ON OR AFTER MAY 8, 2018.**

MOTION MADE BY MR. TURNER; 2<sup>ND</sup> BY MR. LARAMORE

VOTE CARRIED AS: MR. MORRIS -AYE  
 MR. HAIRSTON -AYE  
 MR. TURNER -AYE  
 MR. REYNOLDS -AYE  
 MR. LARAMORE -AYE  
 MR. WYATT -AYE

**A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING A LEASE AGREEMENT BETWEEN THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA AND THE DOWNTOWN DANVILLE ASSOCIATION DBA THE RIVER DISTRICT ASSOCIATION.**

MOTION MADE BY MR. HAIRSTON; 2<sup>ND</sup> BY MR. REYNOLDS

VOTE CARRIED AS: MR. MORRIS -AYE  
 MR. HAIRSTON -AYE  
 MR. TURNER -AYE  
 MR. REYNOLDS -AYE  
 MR. LARAMORE -AYE  
 MR. WYATT -AYE

**A RESOLUTION APPROVING AND AUTHORIZING THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA TO EXECUTE A TERM LOAN COMMITMENT WITH VIRGINIA COMMUNITY CAPITAL IN AN AMOUNT NOT TO EXCEED \$1,274,032 FOR THE OUTSTANDING BALANCE OF THE UP FITS TO 500 CANE CREEK PARKWAY.**

MOTION MADE BY MR. REYNOLDS; 2<sup>ND</sup> BY MR. HAIRSTON

VOTE CARRIED AS: MR. MORRIS -AYE  
 MR. HAIRSTON -AYE  
 MR. TURNER -AYE  
 MR. REYNOLDS -AYE  
 MR. LARAMORE -AYE  
 MR. WYATT -AYE

**MR. TURNER 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; 2<sup>ND</sup> BY MR. LARAMORE

VOTE CARRIED AS: MR. MORRIS -AYE  
MR. HAIRSTON -AYE  
MR. TURNER -AYE  
MR. REYNOLDS -AYE  
MR. LARAMORE -AYE  
MR. WYATT -AYE

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

MR. MORRIS -AYE  
MR. HAIRSTON -AYE  
MR. TURNER -AYE  
MR. REYNOLDS -AYE  
MR. LARAMORE -AYE  
MR. WYATT -AYE

**UPON RECONVENING, MR. TURNER 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.**

MOTION MADE BY MR. TURNER; 2<sup>ND</sup> BY MR. HAIRSTON

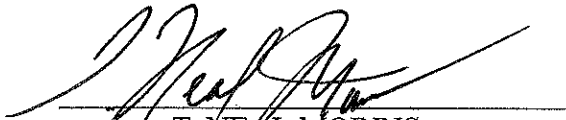
VOTE CARRIED AS: MR. MORRIS -AYE  
MR. HAIRSTON -AYE  
MR. TURNER -AYE  
MR. REYNOLDS -AYE  
MR. LARAMORE -AYE  
MR. WYATT -AYE

**A VERBAL MOTION AUTHORIZING THE CHAIRMAN TO EXECUTE A LETTER IN SUPPORT OF PROJECT CBR.**

MOTION MADE BY MR. TURNER; 2<sup>ND</sup> BY MR. HAIRSTON

VOTE CARRIED AS: MR. MORRIS -AYE  
MR. HAIRSTON -AYE  
MR. TURNER -AYE  
MR. REYNOLDS -AYE  
MR. LARAMORE -AYE  
MR. WYATT -AYE

MEETING ADJOURNED



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T. NEAL MORRIS  
CHAIRMAN



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MR. RUSSELL REYNOLDS  
SECRETARY