

INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA
MINUTES OF MEETING
JUNE 21, 2022

PURSUANT TO A WRITTEN NOTICE, 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, JUNE 21, 2022, AT 10:30 AM.

THE FOLLOWING MEMBERS WERE PRESENT AND ABSENT:

PRESENT: T. NEAL MORRIS, CHAIRMAN
 RUSSELL REYNOLDS, VICE CHAIRMAN
 JOHN LARAMORE, SECRETARY/TREASURER
 KRISTEN BARKER (**LEFT AFTER CLOSED MEETING**)
 ROBERT WOODALL

ABSENT: DAVE CUMBO
 PHILIP HALL

ALSO PRESENT: W. CLARKE WHITFIELD, JR. CITY ATTORNEY
 KIMBERLY GIBSON, LEGAL ASSISTANT/PARALEGAL
 MICHAEL ADKINS, FINANCE DIRECTOR
 KEN LARKING, CITY MANAGER
 CORRIE BOBE, ECONOMIC DEVELOPMENT
 COUNCILMAN WHITTLE
 DAVE VOS – THE ALEXANDER GROUP

MEDIA: JOHN CRANE

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

ROLL CALL

MINUTES

COPIES OF THE MINUTES OF THE MAY 10, 2022 REGULAR CALLED MEETING WERE DISTRIBUTED TO THE MEMBERS WITH THEIR AGENDA PACKET. A MOTION WAS MADE BY MR. REYNOLDS TO APPROVE THE MINUTES. THE MOTION WAS SECONDED BY MRS. BARKER AND CARRIED WITH MEMBERS PRESENT VOTING AS FOLLOWS:

MR. MORRIS	- AYE
MR. REYNOLDS	- AYE
MR LARAMORE	- AYE
MRS. BARKER	- AYE
MR. WOODALL	- AYE

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. REYNOLDS TO APPROVE THE FINANCIAL REPORT. THE MOTION WAS SECONDED BY MR. WOODALL AND CARRIED WITH MEMBERS PRESENT VOTING AS FOLLOWS:

MR. MORRIS	- AYE
MR. REYNOLDS	- AYE
MR LARAMORE	- AYE
MRS. BARKER	- AYE
MR. WOODALL	- AYE

UPDATES FROM STAFF

STAFF UPDATES FROM ECONOMIC DEVELOPMENT ON VARIOUS TOPICS.

RESOLUTIONS

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA (IDA) APPROVING AND AUTHORIZING AN AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING BETWEEN THE IDA AND THE ALEXANDER COMPANY FOR THE REDEVELOPMENT OF THE WHITE MILL LOCATED AT 424 MEMORIAL DRIVE.

MOTION MADE BY MRS. BARKER; 2ND MR. LARAMORE

MR. MORRIS	- AYE
MR. REYNOLDS	- AYE
MR LARAMORE	- AYE
MRS. BARKER	- AYE
MR. WOODALL	- AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE ENGAGEMENT OF SCHWARTZ & ASSOCIATES, INC. FOR ENGINEERING SERVICES AT 231 MAIN STREET IN AN AMOUNT NOT TO EXCEED \$35,000.00.

MOTION MADE BY MRS. BARKER; 2ND MR. REYNOLDS

MR. MORRIS	- AYE
MR. REYNOLDS	- AYE
MR LARAMORE	- AYE
MRS. BARKER	- AYE
MR. WOODALL	- AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING ENGAGING FIRE SPRINKLER, LTD TO REPLACE DRY PIPE SPRINKLER VALVE AT 300 LYNN STREET IN AN AMOUNT NOT TO EXCEED \$11,000, AS WELL AS THE ACTUAL REPLACEMENT OF SAID VALVE.

MOTION MADE BY MRS. BARKER; 2ND MR. CUMBO

MR. MORRIS	- AYE
MR. REYNOLDS	- AYE
MR LARAMORE	- AYE
MRS. BARKER	- AYE
MR. WOODALL	- AYE

MR. REYNOLDS MOVED THE MEETING BE RECESSED AND THE BOARD IMMEDIATELY RECONVENED IN EXECUTIVE CLOSED MEETING FOR THE PURPOSES:

1. 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.
2. 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 WAS MADE BY MR. REYNOLDS; 2ND BY MRS. BARKER

MR. MORRIS	- AYE
MR. REYNOLDS	- AYE
MR LARAMORE	- AYE
MRS. BARKER	- AYE
MR. WOODALL	- AYE

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

MOTION WAS MADE BY MR. REYNOLDS; 2ND BY MRS. BARKER

MR. MORRIS	- AYE
MR. REYNOLDS	- AYE
MR LARAMORE	- AYE
MRS. BARKER	- AYE
MR. WOODALL	- AYE

UPON RECONVENING, MR. REYNOLDS 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 WAS MADE BY MR. REYNOLDS; 2ND BY MRS. BARKER

MR. MORRIS	- AYE
MR. REYNOLDS	- AYE
MR LARAMORE	- AYE
MRS. BARKER	- AYE
MR. WOODALL	- AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE EXECUTION OF A PURCHASE AGREEMENT AS WELL AS THE ACTUAL PURCHASE OF PARCEL NUMBER 70624, FURTHER IDENTIFIED AS 148 HANKS LANE, FOR A PURCHASE PRICE NOT TO EXCEED \$115,000.00, PLUS REASONABLE CLOSING COSTS FROM HAROLD & NICOLE H GARRISON; AND BROKER'S COMMISSION WILL BE PAID BY THE SELLERS FROM THE PROCEEDS OF THE SALE.

MOTION WAS MADE BY MR. WOODALL; 2ND BY MR. LARAMORE

MR. MORRIS	- AYE
MR. REYNOLDS	- AYE
MR LARAMORE	- AYE
MR. WOODALL	- AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE EXECUTION OF A PURCHASE AGREEMENT AS WELL AS THE ACTUAL PURCHASE OF PARCEL NUMBER 75899, FURTHER IDENTIFIED AS NO 12.08 AC OFF COLLEGE PARK DRIVE, FOR A PURCHASE PRICE NOT TO EXCEED \$50,000.00, PLUS REASONABLE CLOSING COSTS FROM CATHERINE C BENDALL; AND BROKER'S COMMISSION WILL BE PAID BY THE SELLER FROM THE PROCEEDS OF THE SALE.

MOTION WAS MADE BY MR. WOODALL; 2ND BY MR. LARAMORE

MR. MORRIS	- AYE
MR. REYNOLDS	- AYE
MR LARAMORE	- AYE
MR. WOODALL	- AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE EXECUTION OF A PURCHASE AGREEMENT AS WELL AS THE ACTUAL PURCHASE OF PARCEL NUMBER 75916, FURTHER IDENTIFIED AS NO 31 GAITHER ROAD, FOR A PURCHASE PRICE NOT TO EXCEED \$250,000.00 PLUS REASONABLE CLOSING COSTS FROM BARBARA M BROWN; AND BROKER'S COMMISSION WILL BE PAID BY THE SELLER FROM THE PROCEEDS OF THE SALE.

MOTION WAS MADE BY MR. REYNOLDS; 2ND BY MR. LARAMORE

MR. MORRIS	- AYE
MR. REYNOLDS	- AYE
MR LARAMORE	- AYE
MR. WOODALL	- AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE EXECUTION OF A PURCHASE AGREEMENT AS WELL AS THE ACTUAL PURCHASE OF PARCEL NUMBER 75917, FURTHER IDENTIFIED AS NO 28 GAITHER ROAD, FOR A PURCHASE PRICE NOT TO EXCEED \$40,000.00 PLUS REASONABLE CLOSING COSTS FROM GEORGE F DICKENS; AND BROKER'S COMMISSION WILL BE PAID BY THE SELLER FROM THE PROCEEDS OF THE SALE.

MOTION WAS MADE BY MR. LARAMORE; 2ND BY MR. REYNOLDS

MR. MORRIS	- AYE
MR. REYNOLDS	- AYE
MR LARAMORE	- AYE
MR. WOODALL	- AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE EXECUTION OF A PURCHASE AGREEMENT AS WELL AS THE ACTUAL PURCHASE OF PARCEL NUMBERS 75506, 78264, 78265, 75505, AND 75499, FURTHER IDENTIFIED AS 24.6 ACRES ON GAITHER ROAD, FOR A PURCHASE PRICE NOT TO EXCEED \$225,000.00 PLUS REASONABLE CLOSING COSTS FROM HENRY RYLAND WALKER, JR. BROKER'S COMMISSION WILL BE PAID BY THE SELLER FROM THE PROCEEDS OF THE SALE.

MOTION WAS MADE BY MR. REYNOLDS; 2ND BY MR. WOODALL

MR. MORRIS	- AYE
MR. REYNOLDS	- AYE
MR LARAMORE	- AYE
MR. WOODALL	- AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE EXECUTION OF A PURCHASE AGREEMENT AS WELL AS THE ACTUAL PURCHASE OF PARCEL NUMBER 70619, FURTHER IDENTIFIED AS 109 HANKS LANE, AND PARCEL NUMBER 78463, FURTHER IDENTIFIED AS 4232 WESTOVER DRIVE, FOR A PURCHASE PRICE NOT TO EXCEED \$885,000.00 PLUS REASONABLE CLOSING COSTS FROM GARRISON PROPERTIES LLC.; AND BROKER'S COMMISSION WILL BE PAID BY THE SELLERS FROM THE PROCEEDS OF THE SALE.

MOTION WAS MADE BY MR. LARAMORE; 2ND BY MR. REYNOLDS

MR. MORRIS	- AYE
MR. REYNOLDS	- AYE
MR LARAMORE	- AYE
MR. WOODALL	- AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE EXECUTION OF A PURCHASE AGREEMENT AS WELL AS THE ACTUAL PURCHASE OF PARCEL NUMBER 75910, FURTHER IDENTIFIED AS 28.15 AC ALONG US HWY 29 (DANVILLE EXPRESSWAY), AND PARCEL NUMBER 75473, FURTHER IDENTIFIED AS 30.19 AC ALONG US HWY 29 (DANVILLE EXPRESSWAY) FOR A PRICE NOT TO EXCEED

\$150,000.00 PLUS REASONABLE CLOSING COSTS FROM OAK RIDGE INVESTMENT CORP & RUTH A KOPLIN & OTHERS; AND BROKER'S COMMISSION WILL BE PAID BY THE SELLERS FROM THE PROCEEDS OF THE SALE.

MOTION WAS MADE BY MR. REYNOLDS; 2ND BY MR. WOODALL

MR. MORRIS	- AYE
MR. REYNOLDS	- AYE
MR LARAMORE	- AYE
MR. WOODALL	- AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE EXECUTION OF A PURCHASE AGREEMENT AS WELL AS THE ACTUAL PURCHASE OF PARCEL NUMBER 77824, FURTHER IDENTIFIED AS NO 33 GAITHER ROAD, FOR A PURCHASE PRICE NOT TO EXCEED \$28,600.00 PLUS REASONABLE CLOSING COSTS FROM THOMPSON & WYATT INC.; AND BROKER'S COMMISSION WILL PAID BY THE SELLERS FROM THE PROCEEDS OF THE SALE.

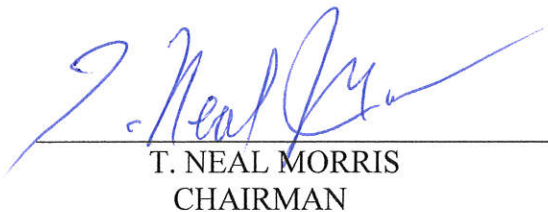
MOTION WAS MADE BY MR. REYNOLDS; 2ND BY MR. WOODALL

MR. MORRIS	- AYE
MR. REYNOLDS	- AYE
MR LARAMORE	- AYE
MRS. BARKER	- AYE
MR. WOODALL	- AYE

ADJOURN

MR. WOODALL MOVED THE MEETING BE ADJOURNED, MR. LARAMORE SECONDED THE MOTION, AND THIS WAS AGREED UPON BY ALL AT 11:30 AM.


JOHN LARAMORE
SECRETARY


T. NEAL MORRIS
CHAIRMAN