



**INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA
MINUTES OF MEETING
JANUARY 10, 2023**

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, JANUARY 10, 2023, AT 10:30 A.M.

THE FOLLOWING MEMBERS WERE PRESENT AND ABSENT:

PRESENT: T. NEAL MORRIS, CHAIRMAN
RUSSELL REYNOLDS, VICE CHAIRMAN
JOHN LARAMORE, SECRETARY/TREASURER
KRISTEN BARKER
DAVE CUMBO
PHILIP HALL
ROBERT WOODALL

ABSENT NONE

ALSO PRESENT: W. CLARKE WHITFIELD, JR. CITY ATTORNEY
KIMBERLY L. GIBSON, LEGAL ASSISTANT
KEN LARKING, CITY MANAGER
MICHAEL ADKINS, FINANCIAL DIRECTOR
CORRIE BOBE, ECONOMIC DEVELOPMENT DIRECTOR
KELVIN PERRY, ECONOMIC DEVELOPMENT
RENEE BURTON, COMMUNITY DEVELOPMENT

MEDIA: JOHN CRANE, REGISTER & BEE

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

ROLL CALL

MINUTES

COPIES OF THE MINUTES OF THE DECEMBER 20, 2022, SPECIAL CALLED MEETING WERE DISTRIBUTED TO THE MEMBERS WITH THEIR AGENDA PACKETS. A MOTION WAS MADE BY MR. REYNOLDS TO APPROVE THE MINUTES AS PRESENTED. THE MOTION WAS SECONDED BY MR. HALL AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

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

FINANCES

MICHAEL ADKINS, THE DIRECTOR OF FINANCE, PROVIDED PACKETS FOR THE MEMBERS ON THE FINANCIAL ACCOUNTS OF THE IDA. MICHAEL EXPLAINED THE PACKET IN DETAIL TO THE MEMBERS.

COPIES OF THE CURRENT FINANCIAL STATEMENTS WERE DISTRIBUTED TO THE MEMBERS. A MOTION WAS MADE BY MR. HALL TO APPROVE THE FINANCIAL REPORT. 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. CUMBO	- AYE
MR. HALL	- AYE
MR. WOODALL	- AYE

UPDATES FROM STAFF

CORRIE BOBE THANKED EVERYONE INCLUDING BRENT GAMMON, OF DANIEL MEDLEY & KIRBY, P.C., TED HODGES, OF CLEMENT & WHEATLEY, CLARKE WHITFIELD, CITY ATTORNEY, AND T. NEAL MORRIS, IDA CHAIRMAN FOR ALL THE TIME, EFFORT, AND WORK THEY HAVE PUT IN OVER THE LAST SEVERAL WEEKS TO CLOSE THE LOANS FOR 1 ECOMNETS WAY AND THE SHELL BUILDING LOCATED AT 120 SLAYTON AVENUE.

CORRIE BOBE ADVISED THE IDA BOARD MEMBERS THAT THE TOBACCO COMMISSION HAS APPROVED A ONE (1) YEAR EXTENSION ON THE GRANT FUNDS TO COMPLETE THE SHELL BUILDING LOCATED AT 120 SLAYTON AVENUE.

CORRIE BOBE INFORMED THE IDA BOARD MEMBERS THAT THE GOVERNOR AND STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT HAD APPROVED A \$5,000,000 GRANT TO BE PUT TOWARDS THE WHITE MILL PROJECT, AND SHE MADE SPECIAL RECOGNITION OF KELVIN PERRY, FOR ALL THE WORK HE HAD PUT IN TO HELP OBTAIN THE GRANT.

CORRIE BOBE REMINDED THE IDA BOARD MEMBERS THAT THE GROUNDBREAKING CEREMONY OFFICIALLY ANNOUNCING THE WHITE MILL PROJECT WOULD BE THURSDAY, JANUARY 12, 2023, AT 11:00 A.M.

CORRIE BOBE ADVISED THE IDA BOARD THAT IT HAD COME TO THE ATTENTION OF THE ECONOMIC DEVELOPMENT DEPARTMENT, THAT THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA DID NOT HAVE AN OFFICIAL LOGO. LAURA ASHWORTH HAD TAKEN THE TIME TO DESIGN A LOGO TO USE FOR THE WHITE MILL GROUNDBREAKING CEREMONY. THE IDA BOARD APPROVED THE LOGO DESIGN FOR NOT ONLY THE GROUNDBREAKING CEREMONY, BUT TO USE AS THE OFFICIAL LOGO FOR THE IDA ON ALL PRINTED DOCUMENTATION IN THE FUTURE.

KELVIN PERRY REMINDED THE IDA BOARD THAT THE RIVER DISTRICT ASSOCIATION 2023 DREAM LAUNCH BOOTCAMP, WHICH IS A FREE PROGRAM WITH AN INTENSIVE WORKSHOP THAT WILL MEET FOR 6 WEEKS IS NOW OPEN FOR REGISTRATION.

RESOLUTIONS

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE CITY OF DANVILLE TO ENTER INTO A CONTRACT WITH DANIEL BUILDERS, LLC FOR ROOF STRUCTURAL REPAIRS AT 406 JEFFERSON STREET.

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

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

DISCUSSION ON THE RESOLUTION: MR WHITFIELD ADVISED THE IDA THAT THERE WOULD BE NO COST TO THE IDA THE CITY HAD THE FUNDS TO COVER THE COST AND THAT THE CITY WOULD BE REQUIRED TO PURCHASE A \$1,000,000 LIABILITY INSURANCE POLICY NAMING THE IDA AS AN ADDITIONAL INSURED.

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE CITY OF DANVILLE TO ENTER INTO A CONTRACT WITH CLAY'S HOME IMPROVEMENT FOR INSTALLATION OF INSULATION AT 406 JEFFERSON STREET.

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

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

DISCUSSION ON THE RESOLUTION: MR WHITFIELD ADVISED THE IDA THAT THERE WOULD BE NO COST TO THE IDA THE CITY HAD THE FUNDS TO COVER THE COST AND THAT THE CITY WOULD BE REQUIRED TO PURCHASE A \$1,000,000 LIABILITY INSURANCE POLICY NAMING THE IDA AS AN ADDITIONAL INSURED.

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING AN AMENDMENT TO RESOLUTION NO. 2022-11.02 DATED NOVEMBER 15, 2022, FOR A 120-DAY OPTION AGREEMENT WITH CROSS STAGE, LLC FOR PROPERTY LOCATED AT 200-204 N. UNION STREET COMMONLY KNOWN AS PARCEL ID NUMBERS 20598, 21954, AND 23112.

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

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

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING A LEASE-PURCHASE AGREEMENT BETWEEN THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA AND ADAM JONES D/B/A RIVERSIDE RUNNING COMPANY, LLC FOR 410 MAIN STREET.

MOTION MADE BY MR. CUMBO; 2ND MR. REYNOLDS

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

MRS. BARKER	- AYE
MR. CUMBO	- AYE
MR. HALL	- AYE
MR. WOODALL	- AYE

A VERBAL MOTION WAS MADE BY MR. REYNOLDS TO ADD TO THE AGENDA THE RESOLUTION IMMEDIATELY BELOW ALLOWING THE INDUSTRIAL DEVELOPMENT AUTHORITY TO ENTER A CONTRACT WITH BLAIR CONSTRUCTION FOR IMPROVEMENTS AT 1 ECOMNETS WAY. THE VERBAL MOTION WAS SECONDED BY MR. LARAMORE AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

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

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING ENTERING INTO A CONTRACT WITH BLAIR CONSTRUCTION IN AN AMOUNT NOT TO EXCEED \$2,455,950 FOR THE TENTANT IMPROVEMENTS AT THE PROPERTY IDENTIFIED AS 1 ECOMNETS WAY.

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

MR. MORRIS	- AYE
MR. REYNOLDS	- AYE
MR. LARAMORE	- AYE
MRS. BARKER	- AYE
MR. CUMBO	- AYE
MR. HALL	- 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. CUMBO	- AYE
MR. HALL	- 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:

MR. MORRIS	- AYE
MR. REYNOLDS	- AYE
MR. LARAMORE	- AYE
MRS. BARKER	- AYE
MR. CUMBO	- AYE
MR. HALL	- 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 MR. CUMBO

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

ADJOURN



JOHN LARAMORE
SECRETARY



T. NEAL MORRIS
CHAIRMAN