Danville-Pittsylvania Regional Industrial Facility Authority

City of Danville, Virginia
County of Pittsylvania, Virginia

AGENDA

July 12, 2021

12:00 P.M.

Institute for Advanced Learning and Research
150 Slayton Avenue, Room 206
Danville, Virginia

County of Pittsylvania Members

Ronald S. Scearce, Vice Chairman
Robert W. Warren
Vic Ingram, Alternate

City of Danville Members

Sherman M. Saunders, Chairman
J. Lee Vogler, Jr.
Dr. Gary P. Miller, Alternate

Staff

Kenneth F. Larking, City Manager, Danville
David M. Smitherman, Pittsylvania County Administrator
Christian & Barton, LLP, Legal Counsel to Authority
Susan M. DeMasi, Authority Secretary
Michael L. Adkins, Authority Treasurer

Danville-Pittsylvania Regional Industrial Facility Authority

1. **MEETING CALLED TO ORDER**

2. **ROLL CALL**

3. **PUBLIC COMMENT PERIOD**

   Members of the public who desire to comment on a specific agenda item will be heard during this period. The Chairman/Vice Chairman of the Authority may restrict the number of speakers. Each speaker shall be limited to a total of three minutes for comments. *[Please note that the public comment period is not a question-and-answer session the public and the Authority]*

4. **APPROVAL OF MINUTES OF THE JUNE 14, 2021 MEETING**

5. **NEW BUSINESS**

   A. Consideration of Resolution No. 2021-07-12-5A, authorizing the negotiation, execution and delivery of a Ground Lease with the Industrial Development Authority of Danville, Virginia, a political subdivision of the Commonwealth of Virginia, and the Pittsylvania County Industrial Development Authority, a political subdivision of the Commonwealth of Virginia, for a portion of that certain real property containing approximately 10.17 acres (PIN 78359), commonly known as Lot 10B, in the Authority's Cyber Park project, located in the City of Danville, Virginia, under which the lessee, at its expense, would cause to be installed an approximately 30,000 square feet building and related parking lot and driveway – Corrie Teague Bobe, Director of Economic Development, City of Danville

   B. Report on continuation of services for Lots 1 and 2 of the Southern Virginia Megasite at Berry Hill project – Kenneth F. Larking, Danville City Manager, David M. Smitherman, Pittsylvania County Administrator, and Michael L. Adkins, Authority Treasurer

   C. Financial Status Reports as of July 30, 2021 – Mr. Adkins and Henrietta Weaver, CPA, City of Danville, Virginia *[via Conference Line: +1 (646) 558-8656 and Meeting ID: 854 6532 8140]*

6. **CLOSED SESSION**

   [During the closed session, all matters discussed shall involve receiving advice from legal counsel, and as such all communications during the closed session shall be considered attorney-client privileged.]

   A. As permitted by Section 2.2-3711(A)(5) of the Code of Virginia, 1950, as amended ("Virginia Code"), for discussion concerning one or more prospective businesses where no previous announcement has been made of that business's interest in locating its facilities in one or more of the Authority's projects, located in Pittsylvania County, Virginia, and/or Danville, Virginia; and

B. As permitted by Virginia Code § 2.2-3711(A)(39) for discussion or consideration of records excluded under Virginia Code § 2.2-3705.6(3) (including without limitation (i) those certain confidential proprietary records voluntarily provided by private business pursuant to a promise of confidentiality from the Authority, and used by the Authority for business and trade development and (ii) those certain memoranda, working papers, or other information related to businesses that are considering locating or expanding in Virginia, prepared by the Authority, where competition or bargaining is involved and where disclosure of such information would adversely affect the financial interest of the Authority); such information being excluded from mandatory disclosure under Virginia Code § 2.2-3705.1(12) (information relating to the negotiation and award of a specific contract pertaining to the Authority's Southern Virginia Megasite at Berry Hill project, Cyber Park project and/or Cane Creek Centre project, where competition or bargaining is involved and where the release of such information would adversely affect the bargaining power or negotiating strategy of the Authority) and Virginia Code § 2.2-3705.1(8) (appraisals and cost estimates of real property in one or more of the Authority's projects subject to a proposed purchase, sale, or lease, prior to the completion of such purchase, sale, or lease); and

C. As permitted by Virginia Code § 2.2-3711(A)(3) for discussion or consideration of the acquisition and/or the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the Authority; and

D. As permitted by Virginia Code § 2.2-3711(A)(8) for consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel.

E. As permitted by Virginia Code § 2.2-3711(A)(29) for discussion of the award of a public contract involving the expenditures of public funds where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the Authority.

RETURN TO OPEN SESSION

F. Reinstatement/Unmuting of Conference Line *[see Agenda Item 5C above]*.

G. Confirmation of Motion and Vote to Reconvene in Open Meeting.

H. Motion to Certify Closed Meeting.

7. COMMUNICATIONS FROM:

A. Authority Board Members

B. Staff

8. ADJOURN

Danville-Pittsylvania Regional Industrial Facility Authority

Executive Summary

Agenda Item No.:	Item 4
Meeting Date:	07/12/2021
Subject:	Meeting Minutes
From:	Susan M. DeMasi, Authority Secretary

SUMMARY

Attached for the Board's approval are the Meeting Minutes from the Monday, June 14, 2021 Meeting.

ATTACHMENTS

Meeting Minutes – 06/14/2021

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY
Minutes
June 14, 2021

A Meeting of the Danville-Pittsylvania Regional Industrial Facility Authority convened at 12:11 p.m. on the above date at the Institute for Advanced Learning and Research, 150 Slayton Avenue, Room 206, Danville, Virginia. Present were City of Danville Members Chairman Sherman M. Saunders, J. Lee Vogler, Jr., and Alternate Dr. Gary P. Miller. Pittsylvania County Members present were Robert W. Warren and Alternate Vic Ingram. Vice Chairman Ronald S. Scearce was absent.

City/County staff members attending were: Pittsylvania County Administrator David Smitherman, Deputy City Manager Earl Reynolds, City of Danville Director of Economic Development Corrie Bobe, Pittsylvania County Director of Economic Development Matt Rowe, Christian & Barton Attorney Michael C. Guanzon, and Secretary to the Authority Susan DeMasi. Also present were Shawn Harden from Dewberry. *City of Danville Director of Finance/Authority Treasurer Michael Adkins, and City of Danville Accountant Henrietta Weaver, attended the meeting electronically. Mr. Reynolds entered the meeting at 12:30 p.m.*

Chairman Sherman M. Saunders presided.

PUBLIC COMMENT PERIOD

No one present desired to be heard.

APPROVAL OF MINUTES OF THE MAY 10, 2021 MEETING

Upon **Motion** by Mr. Vogler and **second** by Mr. Warren, Minutes of the April 12, 2021 Meeting were approved as presented. Draft copies had been distributed to Authority Members prior to the Meeting.

4.1. CONTINUATION OF OLD BUSINESS

4.1A - CONSIDERATION OF RESOLUTION NO. 2021-06-14-4.1A, AUTHORIZING THE EXECUTION OF A FORBEARANCE AGREEMENT

City of Danville Director of Economic Development Corrie Bobe explained this item was discussed at last month's meeting. Harlow Fastech had requested a forbearance of repayment of their TROF loan to the Tobacco Commission. The Commission did reach out to staff requesting RIFA's approval of this forbearance; it would push back their first payment to February of 2024 instead of February of 2022. As discussed in the last meeting, staff did take a request to the Tobacco Commission Board for the reduction of the amount of the loan, given the extended timeline and the anticipated depreciation of the asset associated with the loan; it was not approved. They did say if there were concerns related to the success of the project, long-term, RIFA can always come back and request the reduction at a later date.

Mr. Vogler **moved** for approval of *Resolution No. 2021-06-14-4.1A, authorizing the execution of a Forbearance Agreement with the Tobacco Region Revitalization Commission, the City of Danville, Virginia, Pittsylvania County, Virginia and Harlow Fastech LLC, a Virginia limited liability company for a loan approved on October 15, 2018 used to recruit Harlow Fastech LLC to the Authority's Cyber Park project, located in Danville, Virginia*.

The Motion was **seconded** by Mr. Ingram and carried by the following vote:

VOTE: 3-1
AYE: Ingram, Saunders, and Vogler (3)
NAY: Warren (1)

NEW BUSINESS

5A. CONSIDERATION OF RESOLUTION NO. 2021-06-14-5A, APPROVING AND ADOPTING NEW LOGO OF THE AUTHORITY

Authority Secretary Susan DeMasi noted this was at the request of staff as the old letterhead was very dated. Staff took the logo from the Danville Pittsylvania Economic Development shared project file and used that to update the letterhead.

Mr. Warren **moved** to *approve Resolution No. 2021-06-14-5A, approving and adopting new logo of the Authority.*

The Motion was **seconded** by Mr. Vogler and carried by the following vote:

VOTE: 4-0
AYE: Warren, Ingram, Saunders, and Vogler (4)
NAY: None (0)

5B. CONSIDERATION OF RESOLUTION NO. 2021-06-14-5B, FURTHER REVISING THE AMENDED AND RESTATED BYLAWS OF THE AUTHORITY

Authority Attorney Michael Guanzon explained there was discussion at the last meeting about trying to give more flexibility to the localities; the City Manager, County Administrator, RIFA Treasurer and he reviewed it. They came up with an ability for the localities, under the Cost Revenue and Sharing Agreement, to have certain expenditures, pursuant to that agreement, in advance of a meeting. Before, it was limited to $10,000 with a vote at the next meeting for ratification, but it was limited to if there was a prospect coming in and needed some site work done or for certain expenses. The City and the County looked at what authority they had generally from their respective localities in their capacity as City Manager and County Administrator. They put in there that so long as the City Manager and County Administrator were in agreement, they can jointly incur up to $50,000 in reasonable expenses for any project with a limit of $100,000 total for that month so long as the RIFA Treasurer can certify there were funds available for that expense. That was consistent with what each of them would be able to do anyway and this was replacing and changing the bylaws on that point. Authority Treasurer Michael Adkins noted the by-laws indicated that an expenditure like this had to have a specifically identified prospect, and it did not help staff in cases where it might be general maintenance that was needed at the Mega Park, some type of emergency service, a certain need for mowing or something like that. It did not address those general administrative needs; this helps to address those needs and also increases the threshold dollar amount.

Mr. Warren **moved** to approve *Resolution No. 2021-06-14-5B, further revising the Amended and Restated Bylaws of the Authority adopted August 13, 2007, and last revised March 14, 2016, by amending Paragraph 2 of Article IV ("Member Locality Agreement") in its entirety to authorize the Member Localities, by acting jointly through their City Manager and County Administrator, to incur, on behalf of the Authority, up to $50,000.00 in reasonable expenses for any one item, with an aggregate limit of $100,000.00 in any calendar month, subject to* *certification by the Authority's Treasurer of designated funds therefor, which may include without limitation funds designated in the Authority's budget as "unassigned, unencumbered general funds" and to reporting of the same to the Board at its next regular meeting.*

The Motion was **seconded** by Mr. Vogler and carried by the following vote:

VOTE: 4-0
AYE: Warren, Ingram, Saunders, and Vogler (4)
NAY: None (0)

5C. CONSIDERATION OF RESOLUTION NO. 2021-06-14-5C, APPROVING CERTAIN PROCUREMENT GUIDELINES OF THE AUTHORITY

Mr. Guanzon explained this item was a follow up from last month; the same parties met and discussed having procurement policy guidance. RIFA was exempt under FOIA to go through the procurement process; the General Assembly did that to give a little more flexibility for economic development. Based on the discussion staff had, it was important that the constituent member localities, the City and the County, have some type of short form procurement in the interest of transparency. The discussion was that when the City and the County staff, working on behalf of RIFA, were going to present something to the Board, they will have guidance going through this process. The City Manager and County Administrator would come up with an agreed upon process for some form of procurement, whether it was a bid process or a number of quotes, then they would follow it. Staff wanted to make sure they were careful to say they were going to have a lite version of this procurement process and it will give the City and the County, acting through their City Manager and County Administrator, jointly to come up with that process.

Mr. Vogler **moved** for approval of *Resolution No. 2021-06-14-5C, approving certain procurement guidelines of the Authority without expansion or superseding the authorization of certain Authority's Staff under the Bylaws of the Authority or under a resolution passed by the Board of the Authority, and without waiver of certain exemptions applicable to the Authority under the Virginia Public Procurement Act.*

The Motion was **seconded** by Mr. Warren and carried by the following vote:

VOTE: 4-0
AYE: Warren, Ingram, Saunders, and Vogler (4)
NAY: None (0)

5D. CONSIDERATION OF RESOLUTION NO. 2021-06-14-5D, APPROVING THAT CERTAIN LOCAL PERFORMANCE AGREEMENT WITH MAKING EVERYTHING POSSIBLE, LLC

Ms. Bobe explained last week, the Governor's office sent out a media release stating the intention of MEP Limited, a UK based company, establishing its first US operations under Making Everything Possible, LLC, in the Cyber Park. Their project will be implemented over two phases, but the total investment in operation associated with both phases would be approximately $6.4M, establishing a new manufacturing facility and the creation of 45 jobs with $62,000 in average wages. Staff has worked with the RIFA attorney, City Manager and County Administrator to negotiate a Local Performance Agreement with this company. They signed off on it prior to the announcement, agreeing to all the negotiated terms, but within this local performance agreement, the community will be providing an industrial enhancement grant after performance was met, with a total value of $250,000. Also, an Enterprise Zone grant valued at $80,000, which again, received by the Company after performance measures were met; RIFA will provide up to $75,000 to the Institute for up to one year's worth of leasing of a high bay in the new extension off the Charles Hawkins' Building and the City of Danville would be providing a reimbursement of housing of $17,500. The majority of risk related to this local package would be the lease rate RIFA would pay to the Institute for one year of usage of that high bay space and the City would have the $17,500 for the housing stipend. Everything else would be performance based and paid in arrears. Mr. Rowe noted the grant would be in the form of a tax rebate, so it would not be a grant per se; they would pay the taxes and 70% of that would be provided back to them for a five-year period.

Mr. Vogler **moved** to approve *Resolution No. 2021-06-14-5D, approving that certain Local Performance Agreement with Making Everything Possible, LLC, a Virginia limited liability company, and other Government Parties, under which the Authority would provide certain incentives, including (i) a $250,000.00 industrial enhancement grant, (ii) up to $75,000.00 in base rent at the Institute for Advanced Learning and Research in the Authority's Cyber Park project for a Phase 1 start-up center for molding and machining products in the aerospace and defense industries, (iii) the opportunity to ground lease land for a Phase 2 establishment of a production facility, and (iv) the application for and disbursement of certain state grants and loan, in exchange for capital investments of at least $800,000.00 and the creation of 8 full-time jobs with an average yearly base wage of at least $73,000.00 during Phase 1, and capital investments of at least $6,445,000.00 and the creation of an additional 37 full time jobs with an average yearly base wage of least $62,000.00 during Phase 2, in the Authority's Cyber Park project, located in Danville, Virginia.*

The Motion was **seconded** by Mr. Warren and carried by the following vote:

VOTE:	4-0
AYE:	Warren, Ingram, Saunders, and Vogler (4)
NAY:	None (0)

5E. CONSIDERATION OF RESOLUTION NO. 2021-06-14-5E, APPROVING THAT CERTAIN PROPOSAL FOR PROFESSIONAL ENGINEERING AND CONSTRUCTION ADMINISTRATION DATED APRIL 28, 2021, WITH DEWBERRY ENGINEERS INC.

Ms. Bobe explained there was an interest to continue site development within the Cyber Park, and staff was targeting Lot 7D at the intersection of Stinson and Slayton. They had engaged three engineering companies for quotes to provide the engineering drawings to grade the property for a 200,000 square foot building with the ability in the future to expand that out to house a 300,000 square foot building. Also, to help staff through the bidding process, engaging contractors to come and actually conduct the grading work, and overseeing the management of that construction process. One company did not provide a response, but staff did review two proposals; Dewberry gave the best proposal and provided a $25,000 cost savings compared to its competitor. Staff recommended moving forward with Dewberry's proposal.

Dr. Miller questioned if they were going to build a shell building on that or just clear the lot, and Ms. Bobe noted at this time, the intention was to have a graded pad on that site. Mr.

Smitherman stated for clarity, they were not appropriating funds for the grading, so $42,000 will have to come out of fund balance for this section of the project. For RIFA to proceed to actual grading, they will have to identify a source of funds to make that happen. Ms. Bobe noted with previous conversations they identified the most recent sale of ROW where RIFA was cured with approximately $700,000 from MVP, so there was cash on hand for it.

Mr. Vogler **moved** for approval of *Resolution No. 2021-06-14-5E, approving that certain Proposal for Professional Engineering and Construction Administration dated April 28, 2021, with Dewberry Engineers Inc., a New York corporation, for Lot 7D in the Authority's Cyber Park project, located in Danville, Virginia, for a lump sum fee of $42,750.00.*
The Motion was seconded by Mr. Ingram and carried by the following vote:

VOTE:	4-0
AYE:	Warren, Ingram, Saunders, and Vogler (4)
NAY:	None (0)

5F. CONSIDERATION OF RESOLUTION NO. 2021-06-14-5F, AUTHORIZING THE ISSUANCE OF ITS REVENUE BOND (TRANSMISSION LINE PROJECT), SERIES 2021, IN A PRINCIPAL AMOUNT NOT TO EXCEED $4,500,000.00

Pittsylvania County Director of Economic Development Matt Rowe explained the County in September of 2020 reached out and secured a $4.5M loan through the Tobacco Commission, with a 1.5% interest rate for the purpose of trying to find a way to expedite the relocation of the existing 69kV AEP line. Staff discussed the term sheet with the Tobacco Commission and VRA and the term sheet has been signed; the City has been integrally involved in the process as well. Based upon certain timelines of large prospects at the Megasite, it was stated to staff that they needed to find a way to move that line. With that being the case, the VRA and the Tobacco Commission established a schedule with June 22nd to close on this loan. The loan would be "RIFA" because that was what the agreement was through AEP. The Memorandum of Understanding between the City and the County would be in place, sharing the liabilities associated with repayment of that loan. There was a provision in the Cane Creek Bond refinancing that if RIFA were to incur an additional $100,000 or more of debt, that Wells Fargo Bank has to sign off in agreement or at least acknowledge that RIFA was doing that. At this time, he and Mr. Guanzon have had conversations with the VRA and County bond counsel, and were trying to work with Wells Fargo to do that. If they don't, or the timing was not advantageous to where RIFA was able to meet the requirements for AEP, then RIFA will need to go to plan B which may be putting it solely in the County's name with the MOU with the City, and working with the Tobacco Commission and VRA. Staff believes the State was fully behind this and why the Virginia Resource Authority was trying so hard to close. The June closing date was important because AEP has reserved a crew to get the work done before the end of this calendar year. If it runs over and not making substantial movement, AEP would repurpose that crew and the work would not be done until the end of 2021 or early 2022.

Mr. Saunders questioned the $100,000 and Wells Fargo, could that be an issue and can RIFA address it, and Mr. Guanzon explained staff was hoping they could handle that. Basically, Wells Fargo has the security on the Cane Creek refinancing for the bonds that were done in July of 2019. That provision said that if RIFA was going to incur certain debt and it shows that it was paid for and everything was fine, RIFA has to give them 90 days advanced approval; RIFA doesn't have 90 days. Staff made calls and they were evaluating it; RIFA cannot close if they were going to violate the bonds. RIFA has the same bond counsel they had for the

Cane Creek bonds and staff hopes that will help, to show RIFA can afford to do this; it was a matter of trying to work with the compressed time frames. Mr. Saunders questioned if they do need a Plan B will that require Board action and Mr. Guanzon stated it would require some adjustment for that, but Plan B will likely have to come from the City or the County. Staff will be following up this week with Wells Fargo, but the County needs to start having discussions to get their Plan B in place, so RIFA won't have to waste time to mobilize.

Mr. Warren **moved** to approve *Resolution No. 2021-06-14-5F, authorizing the issuance of its Revenue Bond (Transmission Line Project), Series 2021, in a principal amount not to exceed $4,500,000.00; authorizing the execution and delivery of all financing documents in connection therewith, including without limitation the Financing Agreement, the Bond and the Support Agreements; and authorizing other matters in connection therewith*.

The Motion was **seconded** by Mr. Vogler and carried by the following vote:

VOTE:	4-0
AYE:	Warren, Ingram, Saunders, and Vogler (4)
NAY:	None (0)

5G. CONSIDERATION OF RESOLUTION NO. 2021-06-14-5G, APPROVING THAT CERTAIN LOCAL PERFORMANCE AGREEMENT WITH WALRAVEN INC.

Mr. Rowe explained this project was announced right before the MEP project, it was a company based out of the Netherlands, a multinational construction materials leader. They were investing $7.15M in the Cane Creek building with forty-six full time jobs, with an average wage of $48,913. This company aligns very well with the regions' existing programs and workforce capabilities. The deal was structured so at the local level, everything would be provided after performance; they were looking at a five-year, 50% consecutive tax rebate which has a value of approximately $73,000. Also, a one-time, $500 per job payment of up to $23,000, after the fact, and a waiver of building permit fees which will save the company as well. To this body there was no financial liability on this particular project, everything was being provided after performance.

Mr. Warren **moved** for approval of *Resolution No. 2021-06-14-5G, approving that certain Local Performance Agreement with Walraven Inc., a Michigan corporation, and others, under which the Authority and other Government Parties would provide certain incentives, including the application by the Authority for and disbursement of certain state grants and loan, and the opportunity to lease from the Industrial Development Authority of Danville, certain real property commonly known as 500 Cane Creek Parkway, in the Authority's Cane Creek Centre project located in Pittsylvania County, Virginia, in exchange for capital investments of at least $7,150,000.00 and the creation of 46 full-time jobs with an average yearly base wage of at least $48,913.00*.

The Motion was **seconded** by Mr. Ingram and carried by the following vote:

VOTE:	4-0
AYE:	Warren, Ingram, Saunders, and Vogler (4)
NAY:	None (0)

5H. FINANCIAL STATUS REPORTS AS OF MAY 31, 2021

Authority Treasurer Michael Adkins gave the Financial Status report as of May 31, 2021 beginning with the Cane Creek Bonds which showed no expenditures for May. General Expenditures for Fiscal Year 2021 show RIFA paid $4,780 to Bannister Bend Farm for wetland credits, $120 to Pittsylvania County for the solid waste fee for the property at 604 Buford Road, $233 for meals and $31 for monthly Utilities. Funding Other than Bonds for Berry Hill showed RIFA expended $26,760 to Dewberry for work performed under Amendment #29, and Lots 1 and 2 Site Development at Berry Hill show RIFA expended $8,250 to Dewberry for work done under Amendment #30. Water and Sewer at Berry Hill show RIFA expended $492,597 to Haymes Brothers for continued work under Phase 1 of the Sanitary Sewer system. Rent, Interest and Other Income show RIFA received $25,634 from the Institute for the Hawkins' Building for April and May, $10,500 from RealtyLink for the 90 day ground lease, $1,000 from Osborne Company, earned $30 in interest, and paid $22,817 to the Institute for the Hawkins' Building Maintenance.

Mr. Ingram **moved** to accept the Financial Report as presented; the Motion was **seconded** by Mr. Vogler and carried by the following vote:

VOTE:	4-0
AYE:	Warren, Ingram, Saunders, and Vogler (4)
NAY:	None (0)

5I. CONSIDERATION OF RESOLUTION NO. 2021-06-14-5I, APPROVING THE FISCAL YEAR 2022 GENERAL EXPENDITURES BUDGET

Mr. Adkins noted the proposed budget for General Expenditures for RIFA for the Fiscal Year 2022 had nothing unusual, and was pretty much a repeat of previous years. RIFA was receiving $75,000 of funding from each locality and staff has put together a budget for the expenditures. If there were any unspent funds from the Fiscal Year 2021 budget, that will be carried forward as part of the contingent line item for the coming year.

Mr. Vogler **moved** to approve the Proposed Fiscal Year 2022 General Expenditures Budget; the Motion was **seconded** by Mr. Ingram and carried by the following vote:

VOTE:	4-0
AYE:	Warren, Ingram, Saunders, and Vogler (4)
NAY:	None (0)

5J. CONSIDERATION OF RESOLUTION NO. 2021-06-14-5J, RATIFYING THE PURCHASE PRICE FOR AN INTERCONNECTION EASEMENT AND RIGHT-OF-WAY

Mr. Rowe noted this item was for Strata Solar on the former Triangle Brick property next to the Megasite. They were building a large solar facility and needed to have an easement through the Megasite. RIFA needed property for them to have a connector road and they needed property from RIFA; it creates a very unique scenario. RIFA was able to purchase a right of way from them for the connector road; this was the largest portion of the right of way needed for the connector road to get it into the park. Staff was able to do that for a little over $831,000, of that amount they had an existing grant, Tobacco Commission Grant Number 2264 for property improvements; the amount remaining was $439,630. There was also an already appropriated local match of approximately $392,000, which was where the $831,630.25 comes from. The project looks very favorable and they anticipate the solar facility moving forward. The Board had already approved the agreements for this in the past, the only stipulation was what the final amount was going to be.

Mr. Vogler **moved** for approval of *Resolution No. 2021-06-14-5J, ratifying the purchase price under those certain Agreements for Purchase and Sale for an interconnection easement and right-of-way on certain real property in and adjacent to the Authority's Southern Virginia Megasite at Berry Hill, located in Pittsylvania County, Virginia, by and between the Authority and Berry Hill Solar, LLC, a North Carolina limited liability company, pursuant to Resolution No. 2021-04-12-5B and Resolution No. 2021-04-12-5C*.

The Motion was **seconded** by Mr. Warren and carried by the following vote:

VOTE: 4-0
AYE: Warren, Ingram, Saunders, and Vogler (4)
NAY: None (0)

5K. CONSIDERATION OF RESOLUTION NO. 2021-06-14-5K, APPROVING THE NEGOTIATION, EXECUTION AND DELIVERY OF A MEMORANDUM OF UNDERSTANDING - MEGASITE

Mr. Smitherman noted staff was asking the Board to ratify what he and Mr. Larking have been granted authority to approve by their respective boards, which was the transaction of the water lines and sewer lines from Pittsylvania County Service Authority to the City of Danville. The documents have been executed but they felt that RIFA needed to be party to this agreement. City of Danville Director of Utilities Jason Grey noted the MOU allows the Utilities Department to be the water and sewer provider in the Berry Hill Park. There were already agreements with Eden to be the wastewater provider for the Park as well as Pittsylvania County.

Mr. Warren **moved** for approval of *Resolution No. 2021-06-14-5K, approving the negotiation, execution and delivery of a Memorandum of Understanding - Megasite with the Authority, the County of Pittsylvania, Virginia, and the City of Danville, Virginia, for the provision of water and sewer services for the Authority's Southern Virginia Megasite at Berry Hill, located in Pittsylvania County, Virginia, which will allow the City of Danville, Virginia to take ownership of the infrastructure, allow the City of Danville, Virginia to collect fees, operate and expand the system, and maintain the system; and the City of Danville, Virginia will reimburse Pittsylvania County, Virginia for its cost in installing the infrastructure*.

The Motion was **seconded** by Mr. Ingram and carried by the following vote:

VOTE: 4-0
AYE: Warren, Ingram, Saunders, and Vogler (4)
NAY: None (0)

6. CLOSED SESSION

[During the closed session, all matters discussed shall involve receiving advice from legal counsel, and as such all communications during the closed session shall be considered attorney-client privileged.]

At 12:48 p.m. Mr. Vogler **moved** that the Meeting of the Danville-Pittsylvania Regional Industrial Facility Authority be recessed in a Closed Meeting for the following purposes:

A. As permitted by Section 2.2-3711(A)(5) of the Code of Virginia, 1950, as amended ("Virginia Code"), for discussion concerning one or more prospective businesses where no previous announcement has been made of that business's interest in locating its facilities in one or more of the Authority's projects, located in Pittsylvania County, Virginia, and/or Danville, Virginia; and

B. As permitted by Virginia Code § 2.2-3711(A)(39) for discussion or consideration of records excluded under Virginia Code § 2.2-3705.6(3) (including without limitation (i) those certain confidential proprietary records voluntarily provided by private business pursuant to a promise of confidentiality from the Authority, and used by the Authority for business and trade development and (ii) those certain memoranda, working papers, or other information related to businesses that are considering locating or expanding in Virginia, prepared by the Authority, where competition or bargaining is involved and where disclosure of such information would adversely affect the financial interest of the Authority); such information being excluded from mandatory disclosure under Virginia Code § 2.2-3705.1(12) (information relating to the negotiation and award of a specific contract pertaining to the Authority's Southern Virginia Megasite at Berry Hill project, Cyber Park project and/or Cane Creek Centre project, where competition or bargaining is involved and where the release of such information would adversely affect the bargaining power or negotiating strategy of the Authority) and Virginia Code § 2.2- 3705.1(8) (appraisals and cost estimates of real property in one or more of the Authority's projects subject to a proposed purchase, sale, or lease, prior to the completion of such purchase, sale, or lease); and

C. As permitted by Virginia Code § 2.2-3711(A)(3) for discussion or consideration of the acquisition and/or the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the Authority; and

D. As permitted by Virginia Code § 2.2-3711(A)(8) for consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel.

E. As permitted by Virginia Code § 2.2-3711(A)(29) for discussion of the award of a public contract involving the expenditures of public funds where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the Authority.

The Motion was **seconded** by Mr. Ingram and carried by the following vote:

VOTE:	4-0
AYE:	Warren, Ingram, Saunders, and Vogler (4)
NAY:	None (0)

RETURN TO OPEN SESSION

On **Motion** by Mr. Warren and **second** by Mr. Ingram and by unanimous vote at 1:40 p.m., the Authority returned to open meeting. **(**Reinstatement/Unmuting of Conference Line.)

Mr. Warren **moved** for adoption of the following Resolution:

WHEREAS, the Authority convened in Closed Meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Freedom of Information Act; and

WHEREAS, Section 2.2-3711 of the Code of Virginia, 1950, as amended, requires a Certification by the Authority that such Closed Meeting was conducted in conformity with Virginia Law;

NOW, THEREFORE, BE IT RESOLVED that the Authority hereby certifies that, to the best of each Member's knowledge, (i) only public business matters lawfully exempted by the open meeting requirements of Virginia Law were discussed in the Closed Meeting to which this Certification Resolution applies, and (ii) only such public business matters as were identified in the motion convening the Closed Meeting were heard, discussed, or considered by the Authority.

The Motion was **seconded** by Mr. Ingram and carried by the following vote:

VOTE:	4-0
AYE:	Warren, Ingram, Saunders, and Vogler (4)
NAY:	None (0)

COMMUNICATIONS

There were no Communications from Board Members or staff.

Meeting Adjourned at 1:41 PM

APPROVED:

____
Chairman

____
Secretary to the Authority

Danville-Pittsylvania Regional Industrial Facility Authority

Executive Summary

Agenda Item No.:	Item 5A
Meeting Date:	07/12/2021
Subject:	Resolution 2021-07-12-5A
From:	Corrie Teague Bobe Director of Economic Development, City of Danville

SUMMARY

The Board will be asked to consider Resolution 2021-07-12-5A Authorizing a Ground Lease with the IDA of Danville and the Pittsylvania County IDA.

ATTACHMENTS

Resolution

Resolution No. 2021-07-12-5A

A RESOLUTION AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A GROUND LEASE WITH THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA, A POLITICAL SUBDIVISION OF THE COMMONWEALTH OF VIRGINIA, AND THE PITTSYLVANIA COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, A POLITICAL SUBDIVISION OF THE COMMONWEALTH OF VIRGINIA, FOR A PORTION OF THAT CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 10.17 ACRES (PIN 78359), COMMONLY KNOWN AS LOT 10B, IN THE AUTHORITY'S CYBER PARK PROJECT, LOCATED IN THE CITY OF DANVILLE, VIRGINIA, UNDER WHICH THE LESSEE, AT ITS EXPENSE, WOULD CAUSE TO BE INSTALLED AN APPROXIMATELY 30,000 SQUARE FEET BUILDING AND RELATED PARKING LOT AND DRIVEWAY

WHEREAS, the Danville-Pittsylvania Regional Industrial Facility Authority (the "**Authority**") is a political subdivision of the Commonwealth of Virginia duly created pursuant to the Virginia Regional Industrial Facilities Act, as amended; and

WHEREAS, the Authority, the County of Pittsylvania, Virginia (the "**County**"), and the City of Danville, Virginia (the "**City**"), in order to stimulate economic growth and development of the community by creating jobs and infrastructure have agreed to provide incentives to new and expanding businesses which conduct industrial activity; and

WHEREAS, the Authority, in further development of its Cyber Park project ("**Cyber Park**") located in the City, and the Industrial Development Authority of Danville, Virginia (the "**City IDA**"), a political subdivision of the Commonwealth of Virginia, and the Pittsylvania County Industrial Development Authority (the "**County IDA**"), a political subdivision of the Commonwealth of Virginia, desire to establish a Thirty Thousand square feet (30,000 sq. ft.) shell building (the "**Building**"), on Lot 10B (PIN 76441) ("**Lot 10B**") in the Cyber Park for the further development and marketing of the Cyber Park to potential business recruits; and

WHEREAS, the Authority desires to enter into a ground lease (the "**Ground Lease**") with the City IDA as lessee, under the following minimum business terms:

(i) The City IDA and the County IDA, at their expense, shall cause the construction of the Building on Lot 10B, within two (2) years after the date of this Resolution; and

(ii) the term shall be for the greater of the following: (a) thirty (30) years; or (b) one (1) month after the final payment date of the construction financing for the Building; and

(iii) the rent shall be One Hundred and 00/100 Dollars ($100.00) per year; and

(iv) the Ground Lease shall be a triple net lease, where the City IDA and County IDA shall be responsible for all real estate taxes, insurance, and maintenance and/or utilities, which the City IDA and the County IDA shall have the right to pass through to the ultimate user of Lot 10B during the Ground Lease term; and

(v) the City IDA and the County IDA (or the ultimate user of Lot 10B) shall be responsible for the construction and maintenance of the related parking lot and driveway for access to Lot 10B, where such maintenance requirement is subject to a road maintenance agreement with any future occupants of the surrounding Cyber Park lots who will use such driveway, as more specifically described in the Ground Lease; and

(vi) At any time after September 1, 2022, or a sooner date that is acceptable to the U.S. Economic Development Administration, the City IDA and the County IDA shall have the right to purchase Lot 10B from the Authority for the purchase price of One Thousand and 00/100 Dollars ($1,000.00);

and

WHEREAS, each of the Authority, the County and the City finds that the provisions of the Ground Lease and the commitments of the City IDA and the County IDA will promote the expansion of industry by inducing industrial development within the Cyber Park, and that such development will promote the safety, health, welfare, convenience and prosperity of the citizens of the County and the City; and

WHEREAS, the Authority has determined that it is in the best interests of the Authority, the citizens of the City and the County, and in furtherance of the development of the Cyber Park, for the Authority to authorize to negotiate, to execute and to deliver the Ground Lease, as applicable, consistent with this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY, THAT:

1. The Authority hereby authorizes the negotiation, execution and delivery of the Ground Lease, as described in this Resolution, each of the Authority's Chairman and Vice Chairman, in consultation with the other, is authorized to further modify the Ground Lease on such terms and conditions as the Chairman or Vice Chairman, in consultation with the other, determines to be reasonable, appropriate and consistent with this Resolution and hereby authorizes the Chairman and the Vice Chairman, either of whom may act independently of the other, to execute and deliver the Ground Lease on behalf of the Authority, such execution of the Ground Lease by the Chairman (or Vice Chairman as the case may be) to conclusively establish the approval of any modifications as consulted by and between the Chairman and Vice Chairman.

2. The Authority hereby authorizes and directs staff and other agents and representatives working on behalf of the Authority to take such actions and to do all such things as are contemplated by the Ground Lease, or as they in their discretion deem necessary or appropriate in order to carry out the intent and purposes of these resolutions.

3. The Authority hereby approves, ratifies and confirms any and all actions previously taken by the Authority, its agents and representatives, in respect to the Ground Lease and the matters contemplated therein.

4. This Resolution shall take effect immediately upon its adoption

- # -

CERTIFICATE

I, the undersigned Secretary of the Danville-Pittsylvania Regional Industrial Facility Authority, hereby certify that the foregoing is a true, correct and complete copy of a Resolution duly adopted by a majority of the directors of the Danville-Pittsylvania Regional Industrial Facility Authority at a regular meeting duly called and held on July 12, 2021, and that such Resolution has not been repealed, revoked, rescinded or amended, but is in full force and effect on the date hereof.

WITNESS my hand as Secretary of the Danville-Pittsylvania Regional Industrial Facility Authority as of the 12th day of July 2021.

____

SUSAN M. DeMASI, Secretary
Danville-Pittsylvania Regional Industrial Facility Authority

(SEAL)

Danville-Pittsylvania Regional Industrial Facility Authority

Executive Summary

Agenda Item No.:	Item 5B
Meeting Date:	07/12/2021
Subject:	Report on Continuation of Services for Lots 1 and 2 at SVM
From:	Ken Larking, City Manager, David Smitherman, County Administrator, and Michael Adkins, Authority Treasurer

SUMMARY

Staff Report on Continuation of Services for Lots 1 and 2 of the Southern Virginia Megasite at Berry Hill project.

ATTACHMENTS

Danville-Pittsylvania Regional Industrial Facility Authority

Executive Summary

Agenda Item No.:	Item 5C
Meeting Date:	July 12, 2021
Subject:	Financial Status Reports – June 30, 2021
From:	Michael L. Adkins, Authority Treasurer

SUMMARY

A review of the financial status reports through June 30, 2021 will be provided at the meeting. The financial status reports as of June 30, 2021 are attached for the DPRIFA Board's review.

RECOMMENDATION

Staff recommends approving the financial status reports as of June 30, 2021 as presented.

ATTACHMENTS

Financial Status Reports

Financial Status

Table of Contents

Danville-Pittsylvania Regional Industrial Facility Authority

$7,300,000 Bonds for Cane Creek Centre - Issued in August 2005 [7]

As of June 30, 2021

	Funding	Budget / Contract Amount	Expenditures	Encumbered	Unexpended / Unencumbered
Funding					
Funds from bond issuance	$7,300,000.00				
Issuance cost	(155,401.33)				
Refunding cost [7]	(52,500.00)				
Bank fees	(98.25)				
Interest earned to date	486,581.70				
Cane Creek Parkway [3]		$3,804,576.00	$3,724,241.16	$ -	
Swedwood Drive [2]		69,414.00	69,414.00	-	
Cane Creek Centre entrance [3]		72,335.00	53,878.70	-	
Financial Advisory Services		9,900.00	9,900.00	-	
Dewberry contracts [1]		69,582.50	69,582.50	-	
Dewberry contracts not paid by 1.7 grant [4, 5]		76,986.46	50,001.62	26,984.84	
Land		-	2,792,945.57	-	
Demolition services		71,261.62	71,261.62	-	
Legal fees		-	247,837.83	-	
CCC - Lots 3 & 9 project - RIFA Local Share [6]		142,190.00	112,464.98	-	
Other expenditures		-	347,194.30	-	
Total	$ 7,578,582.12	$ 4,316,245.58	$ 7,548,722.28	$ 26,984.84	**$ 2,875.00**

Notes:

[1] Dewberry Contracts consist of wetland, engineering, surveying and site preparation

[2] Funds being used to cover City and County matching contributions for a VDOT grant for Swedwood Drive

[3] Project completed under budget

[*] In September 2008 the outstanding principal balance of $6,965,000 on the Series 2005 Cane Creek Project Revenue Bonds was tendered and not remarketed. These bonds were converted to bank bonds and are now subject to the Credit and Reimbursement agreement the Authority has with Wachovia Bank. The remarketing agent will continue its attempt to remarket these bonds in order to convert them back to Variable Rate Revenue Bonds. As a result, it is likely that the City and County will have to contribute additional funds in order to make future interest payments on the letter of credit attached to these bonds.

[4] These contracts were originally to be paid by the $1.7M Special Projects Grant, this grant has expired and the TIC did not issue an extension. The remaining amounts of the contract will be paid using bond funds.

[5] The budget amount decreased $71,279.61 from the 9/30/2010 reports. This amount represented the remaining budget amount carried from the $1.7 SP grant upon its expiration for the following contracts: Wetland Delineation, Wetland Bank Plan Rev., Stream Concept Plan, & Stream Attribute Plan. Per Shawn Harden of Dewberry, these contracts are complete and finished under budget. The only contract that remains open is for Wetland Monitoring and the budget, expended, and encumbered amounts included here are only for this contract.

[6] This line item represents the amount of expenditures on the "CCC - Lots 3 & 9" budget sheet that is covered by bond funds. RIFA's local share of 5% of these project costs is being covered by these bond funds. Project finished under original budget.

[7] The $7.3 million bonds were refunded on 8/1/2013 with the issuance of refunding bonds in the amount of $5,595,000.

Road Summary-Cane Creek Parkway:	
English Contract-Construction	$ 5,363,927.00
Change Orders	165,484.50
Expenditures over contract amount	3,579.50
(Less) County's Portion of Contract	(935,207.00)
(Less) Mobilization Allocated to County	(9,718.00)
Portion of English Contract Allocated to RIFA	4,588,066.00
Dewberry Contract-Engineering	683,850.00
Total Road Contract Allocated to RIFA	**$ 5,271,916.00**

Funding Summary - Cane Creek Parkway	
VDOT	$ 1,467,340.00
Bonds	3,804,576.00
	$ 5,271,916.00

Danville-Pittsylvania Regional Industrial Facility Authority

General Expenditures for Fiscal Year 2021
As of June 30, 2021

	Funding	Budget	Expenditures	Encumbered	Unexpended / Unencumbered
Funding					
City Contribution	$ 25,000.00				
County Contribution	25,000.00				
Carryforward from FY2020	(50,019.37)				
Transfer from Unrestricted Fund Balance	200,000.00				
Reimbursement from Dominion Energy	35,905.00				
Contingency					
Miscellaneous contingency items		$ 25,905.00	$ 6,580.05	$ -	$ 19,324.95
SVM at Berry Hill - grading for sign placement		$ 20,000.00		$ 20,000.00	-
Total Contingency Budget		45,905.00	6,580.05	20,000.00	19,324.95
Legal		160,080.63	60,384.50	-	99,696.13
Accounting		22,400.00	22,400.00	-	-
Postage & Shipping		100.00		-	100.00
Meals		4,000.00	2,658.00	-	1,342.00
Utilities		400.00	337.70	-	62.30
Insurance		3,000.00	2,353.00	-	647.00
Total	$ 235,885.63	$ 235,885.63	$ 94,713.25	$ 20,000.00	**$ 121,172.38**

Danville-Pittsylvania Regional Industrial Facility Authority

Southern Virginia Megasite at Berry Hill - Funding Other than Bond Funds

As of June 30, 2021

Funding	Funding	Budget / Contract Amount	Expenditures	Encumbered	Unexpended / Unencumbered
City contribution	$ 134,482.50				
County contribution	134,482.50				
City advance for Klutz, Canter, & Shoffner property [1, 4]	10,340,983.83				
Tobacco Commission FY09 SSED Allocation	3,370,726.00				
Tobacco Commission FY10 SSED Allocation - Engineering Portion	407,725.00				
Tobacco Comm. FY10 SSED Allocation - Eng. Portion Deobligated	(244,797.00)				
Local Match for TIC FY10 SSED Allocation - Engineering Portion [5]	76,067.61				
Additional funds allocated by RIFA Board on 1/14/2013 [6]	11,854.39				
TIC #2264 - Phase II Land and Engineering	3,700,000.00				
VA Economic Development Partnership MEI Grant Funds	577,503.14				
Virginia Resources Authority - TRRF Loan #3658	4,500,000.00				
Land					
Klutz property		$ 8,394,553.50	$ 8,394,553.50	$ -	
Canter property [2]		1,200,000.00	1,200,000.00	-	
Adams property		37,308.00	37,308.00	-	
Carter property		5,843.00	5,843.00	-	
Jane Hairston property		1,384,961.08	1,384,961.08	-	
Bill Hairston property		201,148.00	201,148.00	-	
Shoffner Property		1,872,896.25	1,872,896.25	-	
401 Buford Road		246,082.96	246,082.96	-	
Off State Road 1055		181,890.19	181,890.19	-	
604 Buford Road		361,896.60	361,896.60	-	
Other					
Dewberry & Davis		28,965.00	28,965.00	-	
Dewberry & Davis[3]		990,850.00	987,879.29	2,970.71	
Consulting Services - McCallum Sweeney [7]		115,000.00	103,796.85	-	
Dewberry Engineers (related to #2264)		160,500.00	160,500.00	-	
Dewberry Engineers		421,250.00	417,050.00	4,200.00	
Appalachian Power Company		6,155,000.00	5,178,500.00	976,500.00	
Banister Bend Farm, LLC		199,064.00	199,064.00	-	
Transfer available funds to "Berry Hill Mega Park - Lot 4 Site Development" Project [8]		-	11,203.15	-	
Total	$ 23,009,027.97	$ 21,957,208.58	$ 20,973,537.87	$ 983,670.71	**$ 1,051,819.39**

[1] This figure does not include the interest the City lost from the uninvested funds, which was paid to the City 1/3/2012 and totaled $144,150.41.

[2] Settlement fees were drawn from bonds issued for the Berry Hill project 12/1/2011.

[3] This contract was originally for $814,500, but has been amended to include a traffic impact analysis, and a cemetery survey. $740,000 was covered by the FY09 Tobacco Allocation. $162,928 was covered by the FY10 Tobacco Allocation. $87,922 will be covered with RIFA Funds.

[4] RIFA paid the City back for all advances on 1/3/2012.

[5] The RIFA Board approved to utilize the remaining funds from the Mega Park bond funds and approximately $65,000 of the 'Funds Available for Appropriation' towards the local match for the engineering portion of Tobacco Commission grant #1916 for the Berry Hill Mega Park.

[6] Due to the expiration of the Tobacco Comission FY10 SSED Allocation, the RIFA Board approved on 1/14/2013 to utilize $11,854.39 of the 'Funds Available for Appropriation' to cover the funding shortfall for the budgeted Dewberry & Davis contract.

[7] Unencumbered the remaining $11,203.15 due to termination of contract.

[8] As approved by RIFA Board on 10/16/2014

Danville-Pittsylvania Regional Industrial Facility Authority

Southern Virginia Megasite at Berry Hill - Lots 1&2 Site Development

As of June 30, 2021

	Funding	Budget / Contract Amount	Expenditures	Encumbered	Unexpended / Unencumbered
Funding					
TIC #3358 Site Improvements					
Tobacco Commission Grant	$ 2,624,800.00				
Expenditures					
Dewberry Engineers Inc.		379,300.00	214,800.00	164,500.00	
Total	$ 2,624,800.00	$ 379,300.00	$ 214,800.00	$ 164,500.00	**$ 2,245,500.00**

Danville-Pittsylvania Regional Industrial Facility Authority

Southern Virginia Megasite at Berry Hill - Water & Sewer

As of June 30, 2021

		Funding		Budget / Contract Amount		Expenditures		Encumbered		Unexpended / Unencumbered
Funding										
TIC #2641 Phase I Sanitary Sewer										
Tobacco Commission Grant 2641	$	4,840,977.86								
Local Match for Contractual Services		274,926.43								
Local Match for Property & Imp.		262,960.00								
TIC #3011 Water System Improvements Phase II										
Tobacco Commission Grant 3011		2,241,567.00								
Local Match for Property & Imp.		224,160.00								
City of Danville Utilities		3,839,130.76								
Expenditures										
Dewberry Engineers Inc.				1,019,764.99		754,939.99		264,825.00		
Haymes Brothers, Inc. - Phase I Sanitary Sewer				5,092,668.30		5,092,668.30		-		
Haymes Brothers, Inc. - Phase I Sanitary Sewer (City)				3,225,090.76		2,970,787.78		254,302.98		
C.W. Cauley & Son - Phase 1 Water				1,843,540.00		950,565.25		892,974.75		
Norfolk Southern Railway Company				22,300.00		22,300.00		-		
Pittsylvania County Service Authority				1,475.00		1,475.00		-		
Treasurer of Virginia				7,900.00		7,900.00		-		
AECOM				5,000.00		5,000.00		-		
BH Media Group, Inc.				296.00		296.00		-		
Danville Register & Bee				600.00		600.00		-		
Total	$	11,683,722.05	$	11,218,635.05	$	9,806,532.32	$	1,412,102.73	**$**	**465,087.00**

Danville-Pittsylvania Regional Industrial Facility Authority

Rent, Interest, and Other Income Realized for Fiscal Year 2021

As of June 30, 2021

	Funding				
Source of Funds	**Carryforward from FY2020**	**Receipts Current Month**	**Receipts FY2021**	**Expenditures FY2021**	**Unexpended / Unencumbered**
Carryforward	$ 1,034,570.10				
Current Lessees					
Institute for Advanced Learning and Research (IALR) [1]		$ 22,817.05	$ 286,252.81		
RealtyLink Investments, LLC			10,500.00		
Mountain View Farms of Virginia, L.C.			1,200.00		
Osborne Company of North Carolina, Inc.			1,000.00		
Capital Outdoor, Inc.		2,000.00	2,000.00		
Total Rent		$ 24,817.05	$ 300,952.81		
Interest Received [2]		$ 31.02	$ 567.94		
Miscellaneous Income		$ -	$ 781,441.60		
Expenditures					
Hawkins Research Bldg. Property Mgmt. Fee				$ 286,252.81	
Hawkins Research Bldg. Repairs & Maintenance				$ 868.36	
Transfer to General Expenditures budget				$ 200,000.00	
Disbursements for Gerfertec incentives				$ 16,917.36	
Disbursements for Harlow Fastech incentives				$ 365,000.00	
Totals	$ 1,034,570.10	$ 24,848.07	$ 1,082,962.35	$ 869,038.53	$ 1,248,493.92

Restricted [1]	$ 312,826.70
Unrestricted	$ 38,667.22
Committed	$ 897,000.00

[1] *Please note that rent proceeds must be used in accordance with the U.S. Economic Development Administration's (EDA) Standard Terms and Conditions*

[2] *Please note that this is only interest received on RIFA's general money market account.*

Danville-Pittsylvania Regional Ind. Facility Authority
Check Detail
June 2021

Check Number	Date	Vendor Name	Paid Amount
2415	06/14/2021	Dewberry Engineers Inc.	1,375.00
2416	06/14/2021	Haymes Brothers, Inc	180,473.64
2417	06/14/2021	IALR	232.81
2418	06/14/2021	IALR	22,817.05
2419	06/14/2021	IALR	22,817.05
WIRE	06/21/2021	City of Danville, VA	30.70
WIRE	06/25/2021	Appalachian Power Company	4,500,000.00

Danville-Pittsylvania Regional Industrial Facility Authority

Statement of Net Position [1, 2]

June 30, 2021*

		Unaudited FY 2021
Assets		
Current assets		
Cash - checking	$	1,808,164
Cash - money market		456,517
Total current assets		2,264,681
Noncurrent assets		
Restricted cash - project fund CCC bonds		36,360
Restricted cash - debt service fund CCC bonds		23,799
Capital assets not being depreciated		24,560,850
Capital assets being depreciated, net		22,136,588
Construction in progress		19,115,392
Total noncurrent assets		65,872,989
Total assets		68,137,670
Liabilities		
Current liabilities		
Unearned income		3,475
Economic development payable - current portion		147,000
Bonds payable - current portion		465,000
Total current liabilities		615,475
Noncurrent liabilities		
Bonds payable - less current portion		1,210,000
Loans payable - less current portion		4,500,000
Total noncurrent liabilities		5,710,000
Total liabilities		6,325,475
Net Position		
Net investment in capital assets		64,174,190
Restricted - debt reserves		23,799
Unrestricted		(2,385,794)
Total net position	$	61,812,195

[1] Please note this balance sheet does not include the Due to/Due from between the County and the City since it nets out and only changes at fiscal year-end.

[2] Please note this balance sheet does not include all general accounts receivable or accounts payable at the month-end date. This is because information regarding accrued receivables/payables is not available at the time of statement preparation.

Danville-Pittsylvania Regional Industrial Facility Authority
Statement of Revenues and Expenses and Changes in Fund Net Position
*June 30, 2021**

		Unaudited FY 2021
Operating revenues		
Virginia Tobacco Commission Grants		349,339
Rental income		300,953
Other Income		366,992
Total operating revenues		1,017,284
Operating expenses [4]		
Mega Park expenses [3]		8,074,811
Cane Creek Centre expenses [3]		49,713
Cyber Park expenses [3]		330,076
Professional fees		50,432
Other operating expenses		8,761
Total operating expenses		8,513,793
Operating income (loss)		(7,496,509)
Non-operating revenues (expenses)		
Interest income		568
Total non-operating expenses, net		568
Net income (loss) before capital contributions		(7,495,941)
Capital contributions		
Contribution - City of Danville		3,448,277
Contribution - Pittsylvania County		293,164
Total capital contributions		3,741,441
Change in net position		(3,754,500)
Net position at July 1, 2020		65,566,695
Net position at June 30, 2021	$	61,812,195

[3] A portion or all of these expenses may be capitalized at fiscal year-end.

[4] Please note that most non-cash items, such as depreciation and amortization, are not included here until year-end entries are made.

Danville-Pittsylvania Regional Industrial Facility Authority
Statement of Cash Flows
*June 30, 2021**

		Unaudited FY 2021
Operating activities		
Receipts from grant reimbursement requests	$	1,620,691
Receipts from leases		300,953
Other receipts		795,905
Payments to suppliers for goods and services		(10,052,958)
Net cash used by operating activities		(7,335,409)
Capital and related financing activities		
Proceeds from long-term debt		4,500,000
Capital contributions		3,741,441
Interest paid on bonds		(37,496)
Principal repayments on bonds		(445,000)
Net cash provided by capital and related financing activities		7,758,945
Investing activities		
Interest received		568
Net cash provided by investing activities		568
Net increase (decrease) in cash and cash equivalents		424,104
Cash and cash equivalents - beginning of year (including restricted cash)		1,900,736
Cash and cash equivalents - through June 30, 2021 (including restricted cash)	$	2,324,840
Reconciliation of operating loss before capital contributions to net cash used by operating activities:		
Operating income (loss)	$	(7,496,509)
Changes in assets and liabilities:		
Change in other receivables		1,700,265
Change in accounts payable		(1,186,821)
Change in unearned income		(352,344)
Net cash used by operating activities	$	(7,335,409)

Components of cash and cash equivalents at June 30, 2021:		
American National - Checking	$	1,808,164
American National - General money market		456,517
Wells Fargo - $7.3M Bonds CCC Debt service fund		23,799
Wells Fargo - $7.3M Bonds CCC Project fund		36,360
	$	2,324,840