



**INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA
MINUTES OF MEETING
FEBRUARY 14, 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, FEBRUARY 14, 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
 PHILIP HALL
 ROBERT WOODALL

ABSENT DAVE CUMBO

ALSO PRESENT: W. CLARKE WHITFIELD, JR. CITY ATTORNEY
 KIMBERLY L. GIBSON, LEGAL ASSISTANT
 KEN LARKING, CITY MANAGER
 MICHAEL ADKINS, FINANCIAL DIRECTOR
 KELVIN PERRY, ECONOMIC DEVELOPMENT
 PHILIP HALEY, UTILITIES DEPARTMENT POWER AND LIGHT
 COUNCILMAN WHITTLE

VISITORS: STEVEN GOULD, ATTORNEY SOUTHERN VIRGINIA LEGAL, PLLC
 CHRIS ALBRET, GENERAL MANAGER CAESARS VIRGINIA

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

ROLL CALL

COMMUNICATIONS FROM VISTORS

CHRIS ALBRET, THE GENERAL MANAGER SPEAKING FOR CAESARS VIRGINIA ("CAESARS") INFORMED THE IDA BOARD MEMBERS THAT CAESARS VIRGINIA IS MOVING ON THE SITES FOR BOTH THE TEMPORARY FACILITY AND THE PERMANENT FACILITY AND A TREMENDOUS AMOUNT OF PROGRESS HAS BEEN MADE. CONSTRUCTIONS WORKERS SHOW UP CONTINUOUSLY EACH DAY EXCITED TO BE AT A POINT TO SOON OPEN DOORS TO DANVILLE. MR. ALBRET STATED, "AS WE KEEP SAYING CAESARS IS COMING TO DANVILLE, I AM NOW SAYING CAESARS IS HERE!" CAESARS IS REACHING SOME REAL MILESTONES AND WHILE NO SPECIFIC TIMELINE FOR THE OPENING OF THE TEMPORARY FACILITY HAS BEEN SET, CAESARS IS UNDERTAKING A LOT OF MEANINGFUL STEPS AND PLAN TO GET THAT TEMPORARY FACILITY OPEN SOON. ONE OF THE BIG THINGS THAT CAESARS DID RECENTLY WAS TO HOLD A BIG VENDOR EVENT FOR THE OPERATIONS OF THE TEMPORARY FACILITY. CAESARS IS LOOKING AT LOCAL SUPPLIERS AND VENDORS TO HELP WITH THE OPERATIONS AND THAT IS A GOOD SIGNAL THAT THERE WILL SOON BE A NEED FOR PEOPLE TO HELP WITH THE OPERATION OF THE TEMPORARY FACILITY AND THEN ULTIMATELY THE PERMANENT FACILITY. CAESARS HAD A HUGE HIRING EVENT RECENTLY FOR THE DEALERS SCHOOL, A 12 WEEK PROGRAM THAT WILL TAKE PLACE INSIDE OF THE TEMPORARY FACILITY STARTING ON FEBRUARY 27, 2023, THIS IS A BIG MILESTONE FOR CAESARS. THERE ARE PLANS TO HOLD A FEW MORE HIRING EVENTS TO KICK OFF MORE NEED FOR THOSE DEALERS TO GET THE TEMPORARY FACILITY OPEN. THIS HAS LEAD CAESARS TO THE CONVERSATION TODAY. NOW THAT ALL THIS ACTIVITY IS OCCURRING FROM A CONSTRUCTION STANDPOINT, CAESARS HAS A VERY HEALTHY FOOTPRINT FOR WHAT WILL BE PUT INSIDE THE TEMPORARY FACILITY. WHEN PLANS WERE CHANGED FOR A LARGER TEMPORARY OPERATION, CAESARS REALIZED PRETTY QUICKLY THAT PARKING WOULD BE PINCHED FOR CUSTOMERS, CAESARS TEAM MEMBERS, AND TO HANDLE THE INCREASED AMOUNT OF CONSTRUCTION THAT PEOPLE ARE GOING TO BE SEEING ON THE SITE OVER THE NEXT FEW MONTHS. AS PEOPLE START TO SEE THE HOTEL COMING OUT OF THE GROUND, THEN MOVING ON TO THE CASINO, AND EVERYTHING ELSE THAT COMES ALONG WITH IT, THE OPPORTUNITY TO SPEAK WITH THE CITY ABOUT USING THOSE SPOTS ON WEST MAIN AND THEN ACROSS ON BISHOP IS VERY CRITICAL, TO HAVE CAESARS TEAM, CUSTOMERS ESPECIALLY, AND CONSTRUCTION TO CONTINUE. CAESARS PLANS TO GET IN THERE AND MAKE SURE BOTH ARE GOOD WORKING LOTS, THERE IS NOT A SPECIFIC NUMBER ON SPACES AT THIS TIME, BUT PEOPLE CAN EXPECT IT TO BE WORTHY OF CAESARS CUSTOMERS COMING TO SPEND TIME AT THE TEMPORARY FACILITY. THE LOTS WILL BE PAVED, STRIPED, AND DIRECTIONAL INSTRUCTIONS WILL BE IN PLACE TO LET PEOPLE KNOW HOW TO GET OVER TO THE TEMPORARY CASINO. EXTRA TEMPORARY LIGHTING AND CAMERAS WILL BE INSTALLED TO MAKE SURE IT IS A SAFE AND COMFORTABLE ENVIRONMENT FOR CUSTOMERS AND TEAM MEMBERS TO MAKE IT OVER TO THE TEMPORARY FACILITY. HOPEFULLY IT'S REALLY SOMETHING THAT IS MUTUALLY BENEFICIAL TO ALL TO ALLOW THE PROPERTY TO CAPTURE ALL THE CUSTOMERS WANT WHILE IN THIS TEMPORARY LOCATION AND REALLY SET CAESARS UP FOR SUCCESS WITH THE PERMANENT LOCATION.

IDA BOARD MEMBER MR. HALL THANKED MR. ALBRET FOR HIS COMMENTS AND ASKED WILL THERE BE A NEED FOR A WALK SIGN OR PEDESTRIAN CROSSING? MR. ALBRET ANSWERED THAT CONVERSATIONS HAVE BEEN HAD AND CAESARS WILL MAKE SURE TO WORK WITH THE CITY ON THE PROPER CODING. CAESARS REALIZES IT IS VERY CLOSE TO THE TRAFFIC SIGNAL AT WEST MAIN AND BISHOP AND WILL MAKE SURE TO WORK WITH THE CITY TO HAVE EXACTLY WHAT IS APPROPRIATE IN PLACE. SECURITY PERSONAL FROM CAESARS VIRGINIA SECURITY WILL WORK TO MAKE SURE THAT CUSTOMER FLOW IS SAFE AND SECURE TO CROSS THE STREET, AT LEAST ON A TEMPORARY BASIS.

MR. WHITFIELD, THE CITY ATTORNEY SPOKE UP AND SAID HE BELIEVED A 24 MONTH TERM HAD BEEN DISCUSSED. MR. ALBRET RESPONDED YES THAT WOULD BE MORE THAN ENOUGH, THAT PER THE STATUTE THE TEMPORARY FACILITY CAN NOT BE OPEN FOR MORE THAN 2 YEARS, SO THE 24 MONTH TERM WOULD BE MORE THAN ENOUGH.

BOARD MEMBER MR. WOODALL ASKED IF MR. ALBRET IF CAESARS KNEW WHAT THE VOLUME OF PEOPLE WILL BE LIKE AT THE TEMPORARY FACILITY, HOW MANY IT WILL HOLD? MR. ALBRET RESPONDED YES, THE REASON TO LOOK AT THE PARKING SIZE IS BECAUSE THERE WILL BE ABOUT A THOUSAND GAMING POSITIONS AND SO CAESARS WOULD LIKE TO HAVE ABOUT 700 TO 800 SPACES AND THERE ARE ONLY ABOUT 340 SPACES ON THE SITE ITSELF, THAT IS WHY CAESARS IS INTERESTED IN HAVING THOSE TWO PARKING LOTS FOR CUSTOMERS, TEAM MEMBERS, AS WELL AS THE CONSTRUCTION WORKERS.

MR. WOODALL MADE A MOTION TO PASS A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING THE LEASE OF PARCEL ID #'S 60539 AND 51588 TO CAESARS VIRGINIA, LLC.

MOTION MADE BY: MR. WOODALL SECONDED BY: MRS. BARKER

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

MINUTES

COPIES OF THE MINUTES OF THE JANUARY 10, 2023, REGULAR CALLED MEETING WERE DISTRIBUTED TO THE MEMBERS WITH THEIR AGENDA PACKETS. A MOTION WAS MADE BY MR. HALL TO APPROVE THE MINUTES AS PRESENTED. THE MOTION WAS SECONDED BY MR. REYNOLDS AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

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

FINANCES

MICHAEL ADKINS, THE DIRECTOR OF FINANCE, PROVIDED THE MEMBERS OF THE IDA BOARD AT THE MEETING WITH A PACKET OF CURRENT FINANCIAL STATEMENTS OF THE IDA. MICHAEL EXPLAINED THE PACKET IN DETAIL 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. HALL	- AYE
MR. WOODALL	- AYE

UPDATES FROM STAFF

KELVIN PERRY ADVISED THE BOARD MEMBERS THAT LINKS COFFEE SHOP NEEDS A NEW 80 THOUSAND GALLON HOT WATER HEATER AT A COST OF \$3,000 SO THEY WOULD BE AWARE OF THE REPLACEMENT.

KELVIN PERRY INFORMED THE BOARD MEMBERS THAT THERE WAS A SALAD AND WRAPS SHOP OPENING DOWNTOWN AT 610 CRAGHEAD STREET.

KELVIN PERRY ADVISED THE BOARD MEMBERS THAT THE RIVER DISTRICT ASSOCIATION WOULD LIKE TO DO WINDOW DECORATION ON SEVERAL OF THE DOWNTOWN BUILDING WINDOW FRONTS OWNED BY THE IDA.

A VERBAL MOTION WAS MADE BY MR. LARAMORE AND SECONDED BY MRS. BARKER TO ALLOW THE RIVER DISTRICT ASSOCIATION TO DECORATE THE FRONT WINDOWS OF 123 AND 125 N UNION STREET AND 200-204 N UNION STREET.

MR. MORRIS	- AYE
MR. REYNOLDS	- AYE

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

KELVIN PERRY ADVISED THE BOARD THAT LOU'S ANTIQUE BUILDING IS SCHEDULED TO BE DEMOLISHED IN APRIL OR MAY BY D.H. GRIFFIN.

KELVIN PERRY INFORMED THE BOARD THAT THE MAIN SEWER LINE THAT CARRIES WASTEWATER FROM BUITONI FOOD COMPANY ON CANE CREEK BOULEVARD NEEDS TO BE REPLACED. THE EXISTING LINE HAS FAILED SEVERAL TIMES OVER THE PAST YEAR. THE NEW LINE WILL NEED TO BE INSTALLED WHILE THE EXISTING LINE REMAINS IN SERVICE. THERE ARE TWO OPTIONS: THE FIRST IS TO GO INTO THE MIDDLE OF CANE CREEK BOULEVARD, AND THE SECOND OPTION, WHICH UTILITIES WOULD PREFER TO USE, IS TO GET OFF THE RIGHT-OF-WAY ONTO PRIVATE PROPERTY WITH PERMANENT UTILITY EASEMENTS REQUIRED FOR ALL THREE PRIVATE PROPERTIES. THE NEW LINE IS PROPOSED TO ENTER ONTO 120 CANE CREEK BOULEVARD, OWNED BY THE IDA, WHICH MAY REQUIRE THE TREES ALONG THE ROAD TO BE REMOVED; PARCEL 78519 ALSO OWNED BY THE IDA; AND PARCEL 77395 OWNED BY KINGSWAY HOLDINGS LLC. AGAIN, A PERMANENT UTILITY EASEMENT WILL BE REQUIRED FOR ALL THREE PROPERTIES IF UTILITIES MOVES FORWARD WITH THIS OPTION. AT THIS MEETING THIS WAS JUST FOR INFORMATION PURPOSES AND NO ACTION IS REQUIRED.

RESOLUTIONS

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA (IDA) GRANTING A TEMPORARY CONSTRUCTION EASEMENT TO THE CITY OF DANVILLE, UTILITIES DEPARTMENT FOR OVERHEAD UTILITY FACILITIES.

MOTION MADE BY: MR. HALL; SECONDED BY MR. WOODALL

MR. MORRIS	- AYE
MR. REYNOLDS	- AYE
MR. LARAMORE	- AYE
MRS. BARKER	- AYE
MR. HALL	- AYE
MR. WOODALL	- 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 GRAHAM H. SMITH (IN HIS PERSONAL AND INDIVIDUAL CAPACITY) AND SITE COLLABORATIVE, INC. FOR THE PROPERTY IDENTIFIED AS 206 N. UNION STREET, SUITE 201.

MOTION MADE BY: MRS. BARKER; SECONDED BY: MR. LARAMORE

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

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING MATTERN AND CRAIG, INC TO PERFORM ENGINEERING SERVICES TO DEVELOP A SCHEMATIC DESIGN FOR THE PROPOSED POCKET PARK IN AN AMOUNT NOT TO EXCEED \$30,000.

DISCUSSION ON THE RESOLUTION: MR. LARKING AND THE IDA BOARD MEMBERS DISCUSSED THE NEED FOR THE PURPOSE AND COST OF THE SCHEMATIC DESIGN FOR THE POCKET PARK. TO WHICH THE RESPONSE WAS TO GET AN IDEA OF THE SCOPE OF WORK AND WHAT THE COST TO BUILD THE POCKET PARK WOULD ACTUALLY BE.

MOTION MADE BY: MR. REYNOLDS; SECONDED BY: MR. WOODALL

MR. MORRIS	- AYE
MR. REYNOLDS	- AYE
MR. LARAMORE	- AYE
MRS. BARKER	- 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; SECONDED BY: MR. WOODALL

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

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

MR. MORRIS	- AYE
MR. REYNOLDS	- AYE
MR. LARAMORE	- AYE
MRS. BARKER	- 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; SECONDED BY: MR. HALL

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

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA (IDA) APPROVING AND AUTHORIZING AN AUTHORIZATION OF EARLY ACCESS AGREEMENT BETWEEN THE IDA AND A TO BE NAMED ECONOMIC DEVELOPMENT CLIENT.

MOTION WAS MADE BY: MR. HALL; SECONDED BY: MR. REYNOLDS

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

**MR. HALL MADE A VERBAL MOTION TO ADJOURN THE MEETING. THE MOTION
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. HALL	- AYE
MR. WOODALL	- AYE

ADJOURN



JOHN LARAMORE
SECRETARY



T. NEAL MORRIS
CHAIRMAN