

**INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA**  
**MINUTES OF MEETING**  
**JULY 11, 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, JULY 11, 2023, 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  
                      DAVE CUMBO  
                      PHILIP HALL

ABSENT:           ROBERT WOODALL

ALSO PRESENT:    W. CLARKE WHITFIELD, JR. CITY ATTORNEY  
                      KIMBERLY GIBSON, LEGAL ASSISTANT/PARALEGAL  
                      MICHAEL ADKINS, FINANCE DIRECTOR  
                      CORRIE BOBE, ECONOMIC DEVELOPMENT  
                      KELVIN PERRY, ECONOMIC DEVELOPMENT  
                      STEVEN GOULD

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

**ROLL CALL**

**ELECTIONS**

NOMINATION FOR CHAIRMAN: MR. REYNOLDS MOVED TO NOMINATE NEAL MORRIS AS CHAIRMAN; SECONDED BY MR. HALL. VOTE AS FOLLOWS:

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

NOMINATION FOR VICE-CHAIRMAN: MR. MORRIS MOVED TO NOMINATE RUSSELL REYNOLDS AS VICE-CHAIRMAN; SECONDED BY MR. LARAMORE. VOTE AS FOLLOWS:

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

NOMINATION FOR SECRETARY/TREASURER: MR. REYNOLDS MOVED TO NOMINATE JOHN LARAMORE FOR SECRETARY/TREASURER; SECONDED BY MR. HALL. VOTE AS FOLLOWS:

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

### MINUTES

COPIES OF THE MINUTES OF THE JUNE 21, 2022 REGULAR CALLED MEETING AND THE JUNE 13, 2023 REGULAR MEETING WERE DISTRIBUTED TO THE MEMBERS WITH THEIR AGENDA PACKET. A MOTION WAS MADE BY MR. HALL TO APPROVE THE MINUTES. THE MOTION WAS SECONDED BY MR. REYNOLDS 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 |

### 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. LARAMORE 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  |

### **UPDATES FROM STAFF**

STAFF UPDATES FROM ECONOMIC DEVELOPMENT ON VARIOUS TOPICS.

### **RESOLUTIONS**

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 MIND BODY WELLNESS PILATES, LLC FOR THE PROPERTY IDENTIFIED AS 208 N. UNION STREET SUITE 202 DANVILLE VIRGINIA.

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

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

A RESOLUTION APPROVING AND AUTHORIZING THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA TO APPROVE THE DECK REPAIRS AT 310 MAIN STREET, DANVILLE VIRGINIA IN AN AMOUNT NOT TO EXCEED \$20,000.

MOTION MADE BY MRS. BARKER; 2<sup>ND</sup> MR. CUMBO

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

A RESOLUTION APPROVING AND AUTHORIZING THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA TO APPROVE REPAIRS TO 620 NORTH MAIN STREET, DANVILLE VIRGINIA IN AN AMOUNT NOT TO EXCEED \$150,000.00.

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

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

A RESOLUTION APPROVING AND AUTHORIZING THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA TO EXECUTE AN AGREEMENT OF PURCHASE AND SALE BETWEEN THE INDUSTRIAL DEVELOPMENT AUTHORITY AND CROSS STAGE LLC FOR THE PROPERTY IDENTIFIED AS PARCELS NOS. 20598, 21954, AND 23112 AND COMMONLY KNOWN AS 200-204 NORTH UNION STREET.

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

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

A RESOLUTION APPROVING AND AUTHORIZING THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA TO EXECUTE THE LOAN RENEWAL DOCUMENTS WITH AMERICAN NATIONAL BANK IN AN AMOUNT NOT TO EXCEED \$995,000 FOR THE RENEWAL LOAN AGAINST REAL PROPERTY LOCATED AT 1000 LOCKETT DRIVE.

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

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

A RESOLUTION APPROVING AND AUTHORIZING THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA TO EXECUTE THE LOAN RENEWAL DOCUMENTS WITH AMERICAN NATIONAL BANK IN AN AMOUNT NOT TO EXCEED \$600,000 FOR THE RENEWAL LOAN AGAINST REAL PROPERTY LOCATED AT 527 BRIDGE STREET, DANVILLE, VIRGINIA.

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

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

A RESOLUTION APPROVING AND AUTHORIZING THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA TO EXECUTE THE ATTACHED LOAN RENEWAL COMMITMENT LETTER WITH VIRGINIA COMMUNITY CAPITAL IN AN AMOUNT NOT TO EXCEED \$1,081,766.00 FOR THE RENEWAL OF LOAN AGAINST REAL PROPERTY LOCATED AT 500 CANE CREEK PARKWAY.

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

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

A VERBAL MOTION WAS MADE BY MR. LARAMORE AND SECONDED BY MR. CUMBO TO ALLOW CAESARS VIRGINIA PUT DOWN A LAYER OF GRAVEL ON THE GRASS BALLFIELD ON BISHOP AVENUE FOR A PARKING LOT FOR CASINO VISITORS AND EMPLOYEES.

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

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

A VERBAL MOTION WAS MADE BY MR. REYNOLDS AND SECONDED BY MR. HALL TO APPROVE THE SCHOOLFIELD VILLAGE PLAN AS VERBALLY PRESENTED BY CORRIE BOBE.

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

|              |      |
|--------------|------|
| MR. MORRIS   | -AYE |
| MR. REYNOLDS | -AYE |
| MR. LARAMORE | -AYE |
| MRS. BARKER  | -AYE |
| MR. CUMBO    | -AYE |
| MR. HALL     | -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; 2<sup>ND</sup> BY MR. HALL

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

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

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; 2<sup>ND</sup> BY MR. HALL

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

#### ADJOURN

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

  
\_\_\_\_\_  
JOHN LARAMORE  
SECRETARY  
\_\_\_\_\_  
T. NEAL MORRIS  
CHAIRMAN