



DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY AGENDA

**City of Danville, Virginia
County of Pittsylvania, Virginia**

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

November 13, 2023

12:00 PM

County of Pittsylvania Members

William V. ("Vic") Ingram, Vice Chairman
Robert M. Tucker, Jr.
Darrell W. Dalton, Alternate

City of Danville Members

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

Staff

Kenneth F. Larking, City Manager Officer
Stuart J. Turille, Jr., County Administrator Officer
Christian & Barton, L.L.P., Legal Counsel to Authority
Susan M. DeMasi, Authority Secretary
Michael L. Adkins, Authority Treasurer

1. MEETING CALLED TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

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 between the public and the Authority.]

4. APPROVAL OF MINUTES

- A. Consideration of Approval of Minutes from Regular Meeting held on October 11, 2023.

5. NEW BUSINESS

- A. Consideration of Resolution No. 2023-11-13-5A, approving the grant to the City of Danville, Virginia, of a permanent easement for water utility facilities to be used as a water pumping station, to contain approximately 0.81 acre of land, located in the Authority's Southern Virginia Megasite project in Pittsylvania County (GPIN 1356-75-0037) – Jason C. Grey, Director of Utilities, City of Danville
- B. Consideration of Resolution No. 2023-11-13-5B, approving the grant to the City of Danville, Virginia, of a permanent 20-foot wide easement for water utility facilities to be used as a 20-inch water main pipeline to run approximately 3.75 miles to follow certain existing rail line, gas line and electric easements, located in the Authority's Southern Virginia Megasite project in Pittsylvania County (GPIN 1356-75-0037) – Mr. Grey
- C. Consideration of Resolution No. 2023-11-13-5C, approving the grant to the City of Danville, Virginia, of a permanent easement for water utility facilities to be used as one or more water tanks, to contain approximately 3.75 acres of land, located in the Authority's Southern Virginia Megasite project in Pittsylvania County (Lot 7, GPIN 1356-75-0037) – Mr. Grey
- D. Consideration of Resolution No. 2023-11-13-5D, approving the grant to the City of Danville, Virginia, of a permanent 20-foot wide easement for water utility facilities to be used as a 20-inch water main pipeline to run along certain portions of Oak Hill Road, located in the Authority's Southern Virginia Megasite project in Pittsylvania County (GPINs 1367-30-1931 and 1356-75-0037) – Mr. Grey
- E. Financial Status Reports as of October 31, 2023

6. CLOSED MEETING

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; and*
- 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.*

7. RETURN TO OPEN SESSION

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

B. Motion to Certify Closed Meeting.

8. COMMUNICATIONS

A. Authority Board Members

B. Staff

9. ADJOURN

ITEM: 4.A.
DATE: November 13, 2023
FROM: Susan DeMasi | Authority Secretary
RE: Consideration of Approval of Minutes from Regular Meeting held on October 11, 2023.

SUMMARY

Consideration of Approval of Minutes from Regular Meeting held on October 11, 2023.

ATTACHMENTS

1. Meeting Minutes

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

October 11, 2023

A Meeting of the Danville-Pittsylvania Regional Industrial Facility Authority convened at 1:09 p.m. on the above date at the Danville Regional Airport Conference Room, 424 Airport Drive, Danville, Virginia. Present were City of Danville Members Chairman J. Lee Vogler, Jr., Sherman M. Saunders and Alternate Dr. Gary P. Miller; Pittsylvania County Members present were Vice Chairman William V. Ingram, Robert Tucker, and Alternate Darrell Dalton.

City/County staff members attending were: Deputy City Manager Earl Reynolds, County Administrator Stuart Turille, City of Danville Chief Financial Officer and Authority Treasurer Michael Adkins, City of Danville Accountants Meredith Franklin and Jaime Pritchett, City of Danville Director of Economic Development Corrie Bobe, Assistant Director of Economic Development Kelvin Perry, Pittsylvania County Director of Economic Development Matt Rowe, Project Manager Kattie Saunders, Legal Counsel to the Authority Attorney Michael C. Guanzon and Secretary to the Authority Susan DeMasi. Also present was Brian Bradner from Dewberry.

Chairman J. Lee Vogler, Jr., presided.

Mr. Vogler recognized Mr. Saunders who stated it was an honorable day for the region and for he and his family personally. Mr. Vogler and Mr. Dalton did an excellent job with their presentations earlier today. Mr. Saunders stated that his cousin was killed on the USS Cole, one of seventeen sailors, and the Secretary (of the Navy) today asked him to present this (Naval Challenge Coin) to his mother; Mr. Saunders stated he will do that.

PUBLIC COMMENT PERIOD

No one present desired to be heard.

APPROVAL OF MINUTES OF THE SEPTEMBER 11, 2023 REGULAR MEETING

Upon **Motion** by Mr. Ingram and **second** by Mr. Tucker, Minutes of the September 11, 2023, Regular Meeting were approved as presented. Draft copies had been distributed to Authority Members prior to the Meeting.

CONTINUATION OF OLD BUSINESS

5A. CONSIDERATION OF RESOLUTION 2023-10-11-5A APPROVING AN AMENDMENT TO THE LOCAL PERFORMANCE AGREEMENT WITH MEP

City of Danville Director of Economic Development Corrie Bobe explained staff would like to update the local performance agreement with Making Everything Possible LLC. The most significant change was not de-obligating them from their original commitment to Danville and Pittsylvania County, it was taking away the two phased milestones and allowing them the full five years to reach their requirements. This was in line with the Tobacco Region Opportunity Fund as well as their Commonwealth Opportunity Fund.

Mr. Saunders **moved** for adoption of *Resolution 2023-10-11-5A, a Resolution approving an amendment to that certain Local Performance Agreement dated June 14, 2021, by and among the Authority, the Industrial Development Authority of Danville, Virginia, a Political Subdivision of the Commonwealth of Virginia, the City of Danville, Virginia, a Virginia Municipal Corporation, the Industrial Development Authority of Pittsylvania County, Virginia, a Political*

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Subdivision of the Commonwealth of Virginia, the County of Pittsylvania, Virginia, a Political Subdivision of the Commonwealth of Virginia, and Making Everything Possible, LLC, a Virginia Limited Liability Company, approved under Resolution No. 2021-06-14-5D, where Making Everything Possible, LLC's Performance Criteria will be updated and no further incentives from the Authority will be added.

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

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

NEW BUSINESS

6A. CONSIDERATION OF RESOLUTION NO. 2023-10-11-6A APPROVING A PROPOSAL FOR OFFSITE STREAM AND WETLAND MITIGATION SOLUTION

Brian Bradner from Dewberry noted in May the Board approved an initial contract with RES; RES was providing mitigation solutions for the Megasite. There was no change in the budget, this was just a follow-up with details on the offsite scope of work.

Mr. Tucker **moved** for adoption of *Resolution 2023-10-11-6A, a Resolution approving that certain proposal for Offsite Stream and Wetland Mitigation Solution – Phase I (Conceptual Mitigation Plan) dated September 28, 2023, with HGS, LLC, a Virginia Limited Liability Company and a wholly owned subsidiary of Resource Environmental Solutions, LLC, a Louisiana Limited Liability Company, for Offsite Stream and Wetland Mitigation Solution Services for the Authority's Southern Virginia Megasite at Berry Hill, located in Pittsylvania County, Virginia, at a fee not to exceed \$483,000.00.*

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

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

6B. CONSIDERATION OF RESOLUTION 2023-10-11-6B APPROVING AN AMENDMENT TO A LOCAL PERFORMANCE AGREEMENT WITH MEP

Mr. Bradner noted there was a US Supreme Court decision several months ago referred to as the Sackett Case; in that, there was change in guidelines from the EPA and how the waters will now be regulated from the Federal standpoint. Based on that, and recommendations from DEQ, it was recommended that RIFA move forward with a formal submission for development of the Megasite lot. This amendment includes putting together the final Joint Permit Application for development of the Megasite lot in addition to the regulatory improvements associated with that. Also included with this were some modifications that needed to be made to the jurisdictional determination since the classification from the Federal standpoint has changed or will be changing; that involved an amendment to the jurisdictional maps.

Mr. Guanzon noted that Supreme Court case was significant to the benefit of RIFA; there was always a battle on the government scope from a Federal level as what was deemed to be a

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“navigable” water. Basically, it was allowing states to take care of more regulations instead of the Federal government.

Mr. Ingram **moved** to adopt Resolution 2023-10-11-6B a *Resolution approving Amendment No. 37-A, dated September 27, 2023, with Dewberry Engineers Inc., a New York Corporation, for engineering services related to the Mega Park Master Plan Southern Virginia Megasite at Berry Hill, to provide services relating to a new Joint Permit Application for the Authority's Southern Virginia Megasite at Berry Hill Project, located in Pittsylvania County, Virginia, at a lump sum fee of \$164,000.00.*

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

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

6C. CONSIDERATION OF RESOLUTION 2023-10-11-6C APPROVING THE BUDGET INCREASE OF TROUTMAN PEPPER HAMILTON SANDERS LLP

Mr. Guanzon noted this was in connection with the other two items, with the same grant funds, to increase the budget from \$25,000 to \$75,000, which would also include more services from the Troutman Pepper law firm in Richmond. The amended budget was less than \$75,000 but staff wanted to include a cushion in case it was needed. Their major work would be to advise RIFA, and to work with staff on how best to make their application look more favorable.

Mr. Tucker **moved** for adoption of *Resolution 2023-10-11-6C, a Resolution approving the Budget Increase of Troutman Pepper Hamilton Sanders LLP as Special Counsel to the Authority regarding the Authority's Environmental Permit Application for the Authority's Southern Virginia Megasite at Berry Hill Project, located in Pittsylvania County, Virginia, from \$25,000.00 to \$75,000.00, where such fees paid to Special Counsel will be Reimbursed from Virginia Economic Development Partnership Virginia Business Ready Sites Program Grant Funds.*

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

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

6D. CONSIDERATION OF RESOLUTION 2023-10-11-6D APPROVING AMENDMENT NO. 2 WITH DEWBERRY ENGINEERS FOR LOT 7D IN THE CYBER PARK

Mr. Bradner noted the grading work for Lot 7D was recently completed, and there were some biking trails there. This proposal was to create a new lot, a subdivision plat so that those trails can be completely subdivided off the main graded lot and put into the City's trail system. Ms. Bobe explained a good portion of the mountain biking trails were located on the rear of that property. This was the first step in the process of subdividing that property; staff will come back with a request to transfer it over to the City, so that it was under the City's Park's. Mr. Rowe noted this was being paid for by the Danville IDA, and Authority Treasurer Michael Adkins stated as soon as the property was transferred to the City, the City will pay the value

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of the property plus the costs associated with the transfer. Mr. Guanzon noted that will be another resolution later.

Mr. Ingram **moved** for adoption of *Resolution 2023-10-11-6D, a Resolution approving Amendment No. 2, dated September 13, 2023, with Dewberry Engineers Inc., a New York Corporation, for Professional Engineering and Construction Administration Services for Lot 7D graded pad project in the Authority's Cyber Park Project, located in Danville, Virginia, for a lump sum fee of \$20,000.00.*

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

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

6E. CONSIDERATION OF RESOLUTION 2023-10-11-6E APPROVING THE REIMBURSEMENT OF \$27,402.53 IN MARKETING EXPENSES TO SOUTHERN VIRGINIA REGIONAL ALLIANCE

Ms. Bobe explained as part of RIFA's work toward the joint permit, in partnership with DEQ and the state, there has been a request to update RIFA's marketing study. RIFA had one done for the Megasite in 2016, but market conditions and industry trends have changed. It helped to prove that RIFA was targeting appropriate industries, and it was the highest and best use for this site compared to other competitors. Staff engaged a consultant to conduct the study for RIFA, through the Southern Virginia Regional Alliance. They have funding from the Danville Regional Foundation that covers the majority of the cost of the study, and this was the delta they needed to fill to conduct it. Staff was requesting the \$27,000 from the Board to complete the study, which was needed for the application.

Mr. Ingram **moved** for adoption of *Resolution 2023-10-11-6E, a Resolution approving the total reimbursement of \$27,402.53 in marketing expenses advanced by Southern Virginia Regional Alliance, resulting from certain marketing study expenses related to the Authority's Southern Virginia Megasite at Berry Hill Project, located in Pittsylvania County, Virginia.*

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

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

6F. FINANCIAL STATUS REPORT AS OF SEPTEMBER 30, 2023

Authority Treasurer Michael Adkins gave the Financial Status report as of September 30, 2023, beginning with the \$7.3M Bonds for Cane Creek, which had no activity for September. Under General Expenditures for Fiscal Year 2023, staff transferred funds from unrestricted funds to cover coverage on legal fee and maintenance costs and have closed out that Fiscal Year. For General Expenditures for the current fiscal year, staff purchased deposit slips for \$90.54, meals were \$457.08 and monthly utilities were \$164.25. Funding Other than Bonds for Berry Hill had a payment to Dewberry for \$58,000 for work done under Amendment #35-A. Lot 4 Site Development had no expenditures for September; Lots 1 and 2 showed one

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expenditure to Dewberry for \$6,250.00 for work under Amendment #30. Water and Sewer, and the Cyber Park showed no activity. Rent, Interest and Other Income for Fiscal Year 2024 show RIFA received its regular rent from the Institute for the Hawkins' Building; because of timing they received two months, August and September and that total was \$46,684.22. Timber sales from Hopkins Lumber show RIFA received three checks totaling \$39,343.31, and RIFA also paid the Hawkins' Building monthly maintenance of \$23,342.11.

Mr. Adkins noted a question was asked at a previous meeting, on how much RIFA has received from Hopkins Lumber, the total to date was \$1,332,042.00.

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

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

7. CLOSED SESSION

At 1:26 p.m. Mr. Tucker **moved** that the Meeting of the Danville-Pittsylvania Regional Industrial Facility Authority be recessed in a Closed Meeting for the following purposes:

[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

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- 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; and
- 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: Ingram, Tucker, Saunders, Vogler (4)
NAY: None (0)

8. RETURN TO OPEN SESSION

On **Motion** by Mr. Tucker and **second** by Mr. Saunders and by unanimous vote at 1:55 p.m., the Authority returned to open meeting.

Mr. Dalton **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. Saunders and carried by the following vote:

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

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9. COMMUNICATIONS

Staff

Mr. Rowe noted regarding the Virginia Readiness Sites Program, RIFA has applied twice and not received it. The open application period started October 2nd and closes November 20th. Staff will come up with a recommendation of options, and work with Mr. Larking and Mr. Turille to get direction on which option they want to pursue. At the November meeting, the Board will be asked for a letter of support, as well as one from the County and the City.

Mr. Rowe stated Delegate Marshall helped to pass legislation that allows the City to be the stormwater administrator for RIFA properties. That agreement will be coming to RIFA in November; it will be approved by the County at their next meeting and the City shortly thereafter; this will be for Cane Creek.

Authority Board

Mr. Ingram noted he was grateful for all the hard work and it was honor to serve with the Board. Mr. Tucker thanked staff for their continuous hard work. Mr. Dalton thanked the Board and staff for their work.

Mr. Saunders noted he hoped the momentum will continue with RIFA and the region and appreciated the partnership with the City and the County; the region was growing and hoped the City and County can maintain this partnership because it was working. Staff was doing a great job and they were appreciated, and thanked them for what they do. Council members just returned from VML and people there were talking about Danville.

Dr. Miller noted today they were in the news with the ATDM groundbreaking; it was an amazing thing. It was like having a new university in Danville, with 1,000 students each year, coming and staying in Danville. It was a great day for Danville.

Mr. Vogler thanked each and every one of the Board and staff; it was an amazing day, seeing people from across the region and across the Country, and having the Secretary of the Navy talking about Danville, Virginia. They have come a long way as a region over the past ten or fifteen years, and there were people that had counted them out. People are noticing the change in Danville; it was a credit to the people in this room and other people in the City and the County; it was a truly exciting time.

Meeting adjourned at 2:08 p.m.

APPROVED:

Chairman

Secretary to the Authority

ITEM: 5.A.
DATE: November 13, 2023
FROM: Michael Guanzon | Legal Counsel to Authority
RE: Consideration of Resolution No. 2023-11-13-5A, approving the grant to the City of Danville, Virginia, of a permanent easement for water utility facilities to be used as a water pumping station, to contain approximately 0.81 acre of land, located in the Authority's Southern Virginia Megasite project in Pittsylvania County (GPIN 1356-75-0037) – Jason C. Grey, Director of Utilities, City of Danville

SUMMARY

The Board will be asked to approve Resolution 2023-11-13-23 approving the grant of a permanent easement for water utility facilities at the Megasite, to be used as a water pumping station.

ATTACHMENTS

1. Resolution 2023-11-13-5A
2. Exhibit A

A RESOLUTION APPROVING THE GRANT TO THE CITY OF DANVILLE, VIRGINIA, OF A PERMANENT EASEMENT FOR WATER UTILITY FACILITIES TO BE USED AS A WATER PUMPING STATION, TO CONTAIN APPROXIMATELY 0.81 ACRE OF LAND, LOCATED IN THE AUTHORITY'S SOUTHERN VIRGINIA MEGASITE PROJECT IN PITTSYLVANIA COUNTY (GPIN 1356-75-0037)

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, under Resolution No. 2019-10-15-5C, the Authority authorized a water and sewer infrastructure project (the “**W&S Project**”) to service the Authority’s Southern Virginia Megasite project located in Pittsylvania County, Virginia (the “**SVM**”); and

WHEREAS, the W&S Project requires the Authority to grant certain utility easements to the City; and the City has requested a permanent easement for water utility facilities over certain real property in the SVM (GPIN 1356-75-0037) to contain approximately **0.81 acre of land** for the construction and operation of a water pumping station and other related and incidental uses, in substantially the form shown on **Exhibit A**, attached hereto and incorporated herein by this reference (the “**Water Pump Easement**”); and

WHEREAS, the Authority has reviewed and desires to execute and to deliver to the City the Water Pump Easement to facilitate the W&S Project and the further development of the SVM; and

WHEREAS, the Authority has determined that it is in the best interests of the Authority, the citizens of the County and the City, and in furtherance of the development of the SVM, for the Authority to approve, to execute and to deliver to the City the Water Pump Easement, consistent with this Resolution.

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

1. The Authority hereby approves the negotiation, execution and delivery of the Water Pump Easement, subject to the approval by legal counsel to the Authority as to legal form. The Authority hereby authorizes the Chairman and the Vice Chairman, either of whom may act independently of the other, in consultation with the other, to further negotiate and amend the Water Pump Easement, on behalf of the Authority, consistent with this Resolution and as approved by legal counsel to the Authority as to legal form, such execution of any such amendments by the Chairman (or Vice Chairman as the case may be) to conclusively establish the approval of any such amendments.

Resolution No. 2023-11-13-5A

2. The Authority hereby authorizes and directs the City Manager Officer, the County Administrator Officer, and the Authority's 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 Water Pump Easement, or as they in their discretion deem necessary or appropriate in order to carry out the intent and purposes of these resolutions; however, such authorization shall be subject to the same approval by legal counsel to the Authority.

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 Water Pump Easement, and the matters contemplated therein or related thereto on before the date of this Resolution is adopted.

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 November 13, 2023, 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 13th day of November 2023.

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

(SEAL)

Exhibit A
(Form of the Water Pump Easement)

the Grantor, and shall be binding upon the heirs, executors, administrators, successors and assigns of Grantor and Grantee.

WITNESS the following signature(s) and seal(s).

(Name), Grantor (SEAL)

(Name), Grantor (SEAL)

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this _____ day of _____,
20____, by _____.

Notary Public

My Commission expires ____ day of _____, 20____.

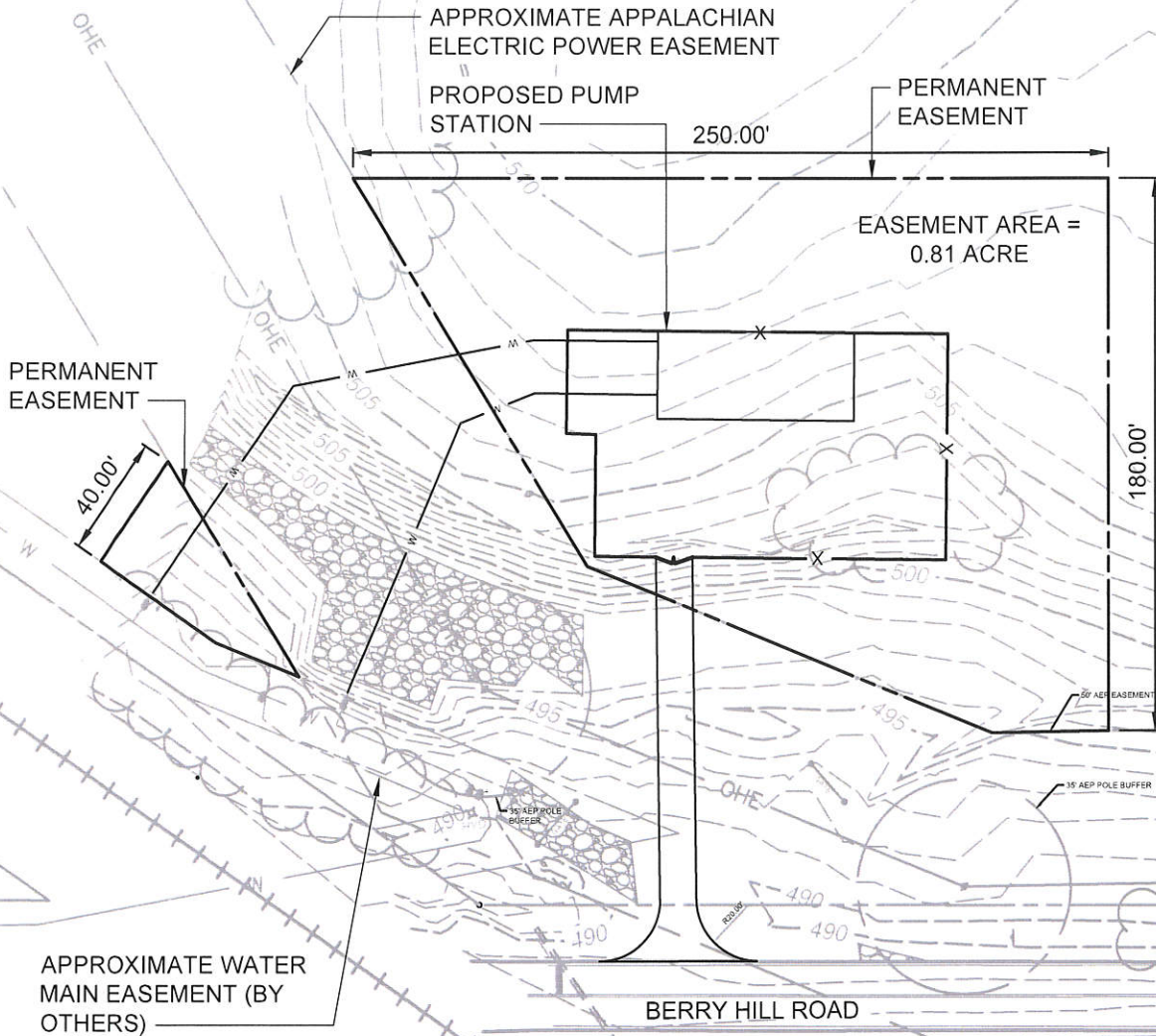
DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL
FACILITY AUTHORITY, A POLITICAL SUBDIVISION OF
THE COMMONWEALTH OF VIRGINIA

LR 08, PG 07039

MB 44, PG 232L

586.91 AC

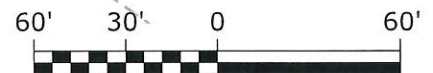
Parcel ID #1356-75-0037



Hazen

HAZEN AND SAWYER
1555 ROSENEATH ROAD
RICHMOND, VA 23230

SCALE: 1" = 60'



OWNER: DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL AUTHORITY, A POLITICAL SUBDIVISION
OF THE COMMONWEALTH OF VIRGINIA

**BERRY HILL PUMP STATION
EASEMENT EXHIBIT**

SHEET A1

ITEM: 5.B.
DATE: November 13, 2023
FROM: Michael Guanzon | Legal Counsel to Authority
RE: Consideration of Resolution No. 2023-11-13-5B, approving the grant to the City of Danville, Virginia, of a permanent 20-foot wide easement for water utility facilities to be used as a 20-inch water main pipeline to run approximately 3.75 miles to follow certain existing rail line, gas line and electric easements, located in the Authority's Southern Virginia Megasite project in Pittsylvania County (GPIN 1356-75-0037) – Mr. Grey

SUMMARY

The Board will be asked to approve Resolution 2023-11-13-5B, approving the granting of a permanent easement to the City of Danville to be used as a 20-inch water main pipeline at SVM.

ATTACHMENTS

1. Resolution 2023-11-13-5B
2. Exhibit A

A RESOLUTION APPROVING THE GRANT TO THE CITY OF DANVILLE, VIRGINIA, OF A PERMANENT 20-FOOT WIDE EASEMENT FOR WATER UTILITY FACILITIES TO BE USED AS A 20-INCH WATER MAIN PIPELINE TO RUN APPROXIMATELY 3.75 MILES TO FOLLOW CERTAIN EXISTING RAIL LINE, GAS LINE AND ELECTRIC EASEMENTS, LOCATED IN THE AUTHORITY’S SOUTHERN VIRGINIA MEGASITE PROJECT IN PITTSYLVANIA COUNTY (GPIN 1356-75-0037)

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, under Resolution No. 2019-10-15-5C, the Authority authorized a water and sewer infrastructure project (the “**W&S Project**”) to service the Authority’s Southern Virginia Megasite project located in Pittsylvania County, Virginia (the “**SVM**”); and

WHEREAS, the W&S Project requires the Authority to grant certain utility easements to the City; and the City has requested a permanent 20-foot wide easement for water utility facilities to be used as a 20-inch water main pipeline and other related and incidental uses to run approximately 3.75 miles to follow certain existing rail line, gas line and electric easements, located in the SVM (GPIN 1356-75-0037), in substantially the form shown on **Exhibit A**, attached hereto and incorporated herein by this reference (the “**20-Inch Water Main Pipeline Easement**”); and

WHEREAS, the Authority has reviewed and desires to execute and to deliver to the City the 20-Inch Water Main Pipeline Easement to facilitate the W&S Project and the further development of the SVM; and

WHEREAS, the Authority has determined that it is in the best interests of the Authority, the citizens of the County and the City, and in furtherance of the development of the SVM, for the Authority to approve, to execute and to deliver to the City the 20-Inch Water Main Pipeline Easement, consistent with this Resolution.

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

1. The Authority hereby approves the negotiation, execution and delivery of the 20-Inch Water Main Pipeline Easement, subject to the approval by legal counsel to the Authority as to legal form. The Authority hereby authorizes the Chairman and the Vice Chairman, either of whom may act independently of the other, in consultation with the other, to further negotiate and amend the 20-Inch Water Main Pipeline Easement, on behalf of the Authority, consistent with this Resolution and as approved by legal counsel to the Authority as to legal form, such execution of

Resolution No. 2023-11-13-5B

any such amendments by the Chairman (or Vice Chairman as the case may be) to conclusively establish the approval of any such amendments.

2. The Authority hereby authorizes and directs the City Manager Officer, the County Administrator Officer, and the Authority's 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 20-Inch Water Main Pipeline Easement, or as they in their discretion deem necessary or appropriate in order to carry out the intent and purposes of these resolutions; however, such authorization shall be subject to the same approval by legal counsel to the Authority.

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 20-Inch Water Main Pipeline Easement, and the matters contemplated therein or related thereto on before the date of this Resolution is adopted.

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 November 13, 2023, 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 13th day of November 2023.

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

(SEAL)

Exhibit A
(Form of the 20-Inch Water Main Pipeline Easement)

This instrument prepared by: on behalf of the City of Danville, Department of Utilities,
Water and Gas Division

THIS DEED OF EASEMENT, made and entered into this ____ day of November 2023, by and between DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY, a political subdivision of the Commonwealth of Virginia, herein referred to as "Grantor"; and the CITY OF DANVILLE, VIRGINIA, P.O. Box 3300, Danville, Virginia 24543, a municipal corporation chartered under the laws of the Commonwealth of Virginia, herein referred to as "Grantee";

That for and in consideration of the sum of One Dollar (\$1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged by Grantor, Grantor does hereby grant and convey to Grantee, its licensees, agents, successors and assigns, the following described easement:

The 20-foot permanent easement for the City of Danville's 20-inch water main follows the southwest side of the Southern Virginia Megasite at Berry Hill starting at Berry Hill Road parallel to the Norfolk Southern rail-line and Appalachian Power electric easement. The pipeline route changes northeast to follow parallel to the Transcontinental gas pipeline corridor to the north side of Oak Hill Road to Trotters Creek. The 20-inch water main then parallels Trotters Creek south back to Berry Hill Road. The total pipeline route is approximately 3.75 miles and consists of various fire hydrant assemblies, air release valves, cathodic protection and four stream crossings that will be concrete encased. See included exhibit for visual and dimensional reference.

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the land heretofore described, over, along, under and across the roads, street or highways adjoining or through said property.

Grantor covenants that no permanent building or structure shall be erected within the easement herein granted without the written consent of Grantee. This easement shall run with the land of the Grantor, and shall be binding upon the heirs, executors, administrators, successors and assigns of Grantor and Grantee.

WITNESS the following signature(s) and seal(s).

(Name), Grantor (SEAL)

(Name), Grantor (SEAL)

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this _____ day of _____,
20____, by _____.

Notary Public

My Commission expires ____ day of _____, 20____.

CITY OF DANVILLE

Exhibit Showing 20" Watermain Easement
Across Property Of

Property ID: 1356-75-0037

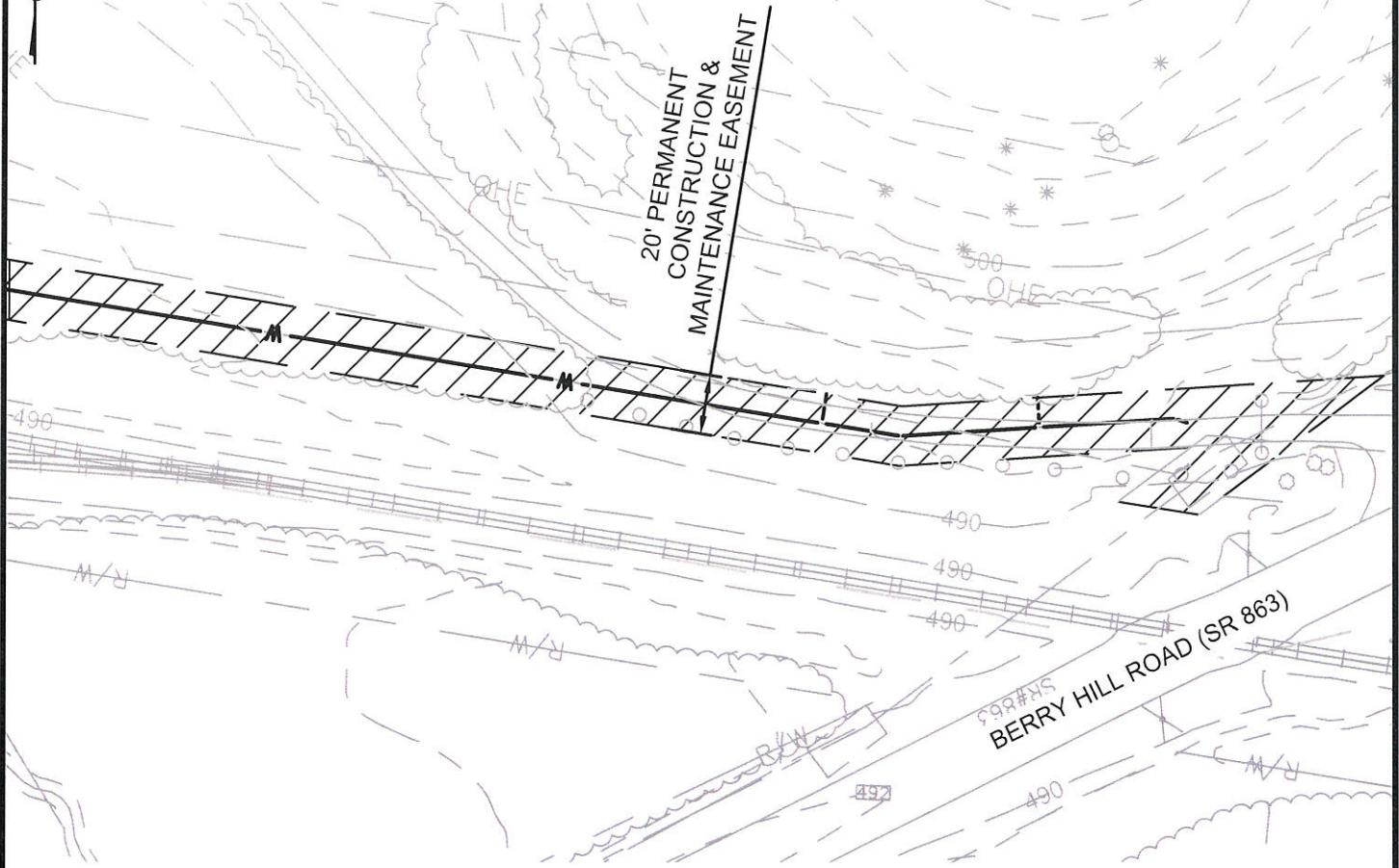
Address: 6900 BERRY HILL RD
DANVILLE, VA 24541

Owner: DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia

Signature:

Date:

DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY
a political subdivision of the Commonwealth of Virginia
PIN: 1356-75-0037



LEGEND



PERMANENT EASEMENT TO
BE ACQUIRED: 9,882 SF

0' 30' 60' 120'



SCALE: 1" = 60'

20" WATERMAIN
EASEMENT LIMITS: 20'

SHEET: A-1

PROPOSED 20' PERMANENT
CONSTRUCTION &
MAINTENANCE EASEMENT



PROPOSED WATERLINE

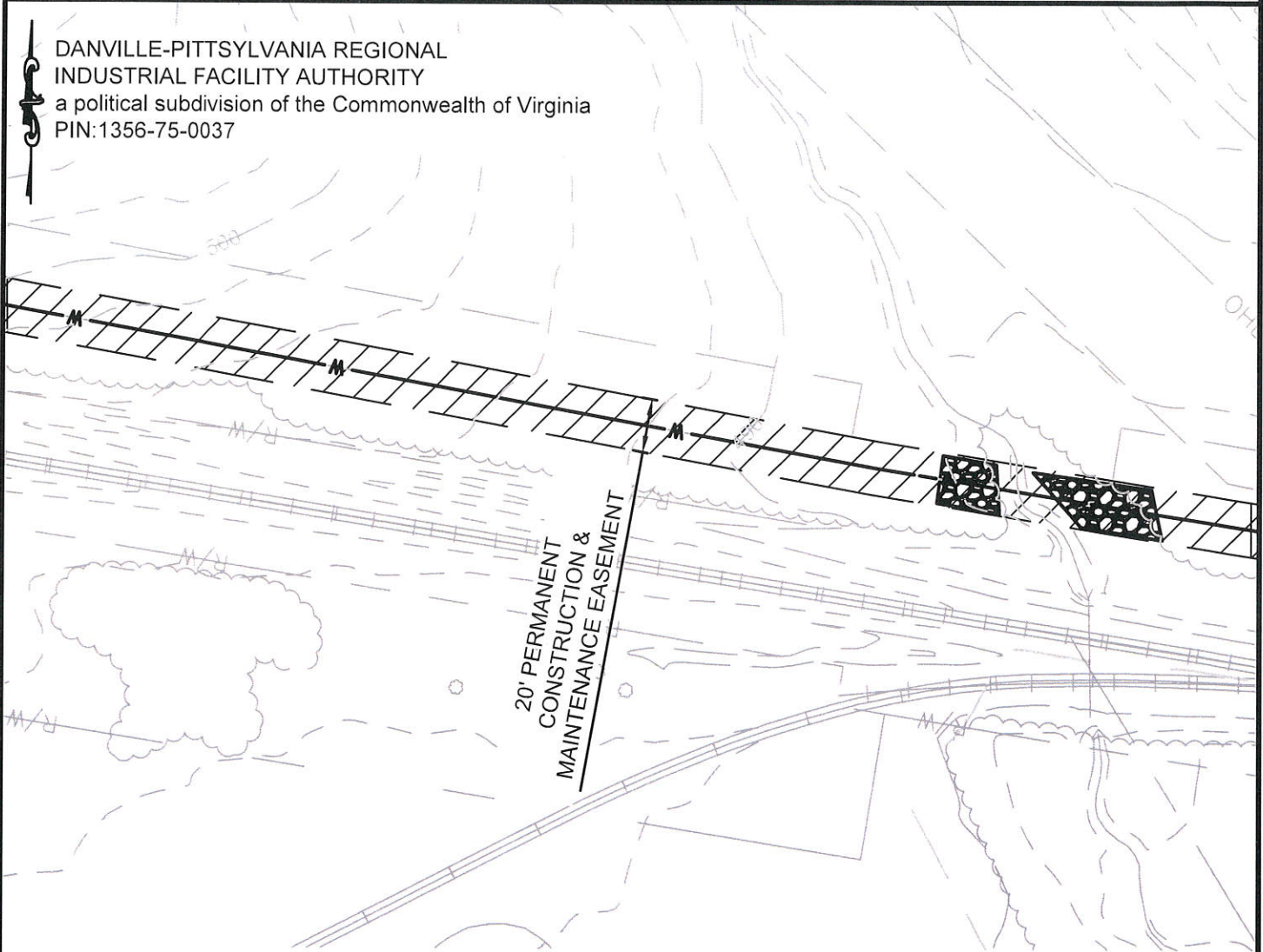
CITY OF DANVILLE

Exhibit Showing 20" Watermain Easement
Across Property Of

Property ID: 1356-75-0037
Address: 6900 BERRY HILL RD
DANVILLE, VA 24541

Owner: DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia
Signature:
Date:

DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY
a political subdivision of the Commonwealth of Virginia
PIN:1356-75-0037



LEGEND



PERMANENT EASEMENT TO
BE ACQUIRED: 10,006 SF

0' 30' 60' 120'

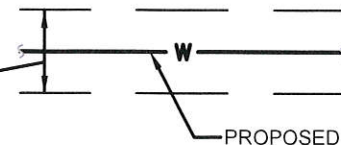


SCALE: 1" = 60'

20" WATERMAIN
EASEMENT LIMITS: 20'

SHEET: A-2

PROPOSED 20' PERMANENT
CONSTRUCTION &
MAINTENANCE EASEMENT



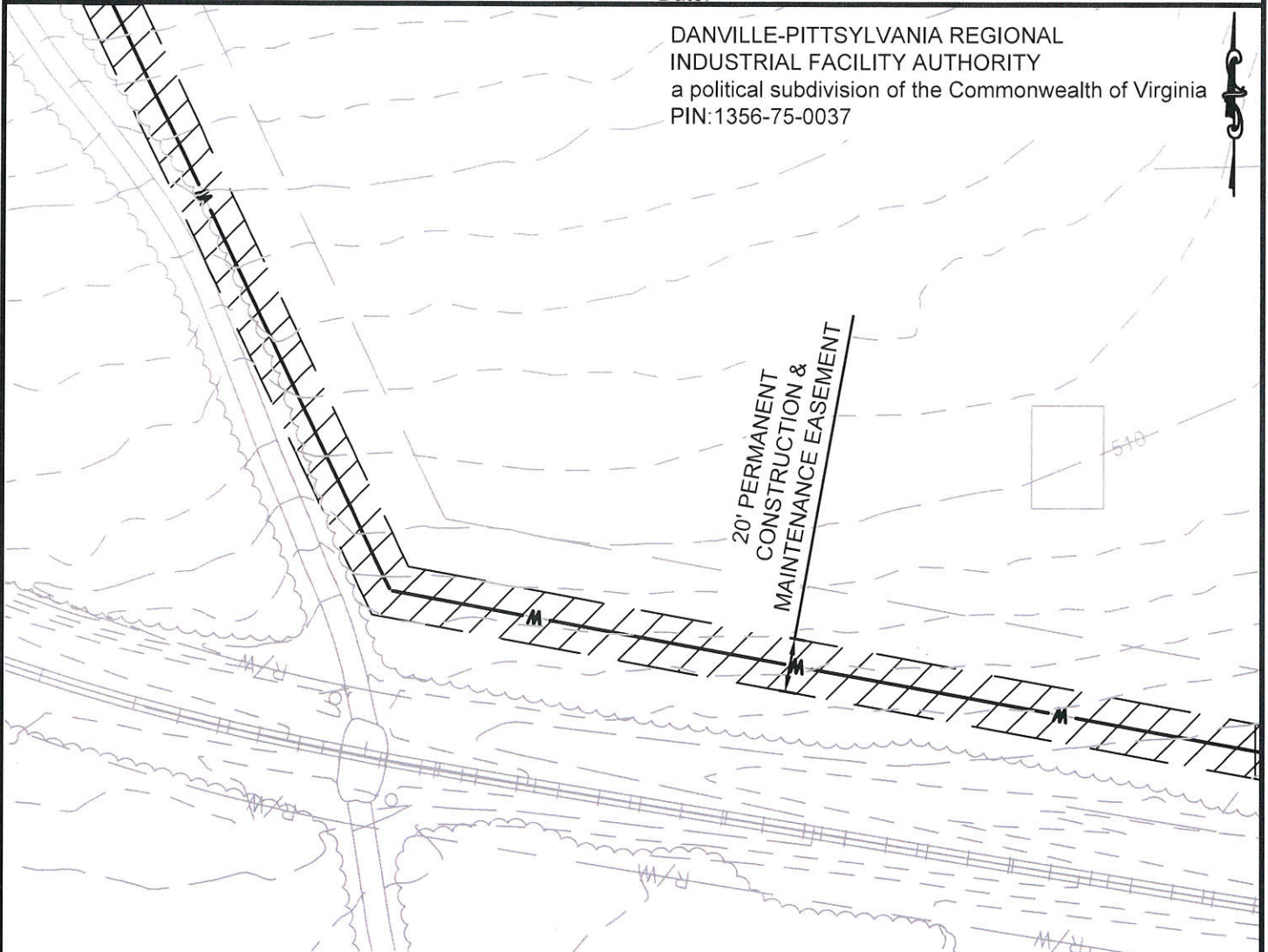
CITY OF DANVILLE

Exhibit Showing 20" Watermain Easement
Across Property Of

Property ID: 1356-75-0037
Address: 6900 BERRY HILL RD
DANVILLE, VA 24541

Owner: DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia
Signature:
Date:

DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY
a political subdivision of the Commonwealth of Virginia
PIN:1356-75-0037



LEGEND



PERMANENT EASEMENT TO
BE ACQUIRED: 11,456 SF

0' 30' 60' 120'

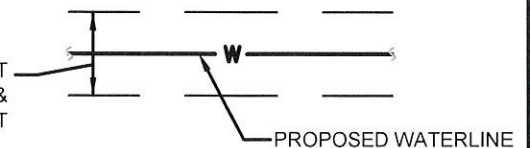


SCALE: 1" = 60'

20" WATERMAIN
EASEMENT LIMITS: 20'

SHEET: A-3

PROPOSED 20' PERMANENT
CONSTRUCTION &
MAINTENANCE EASEMENT



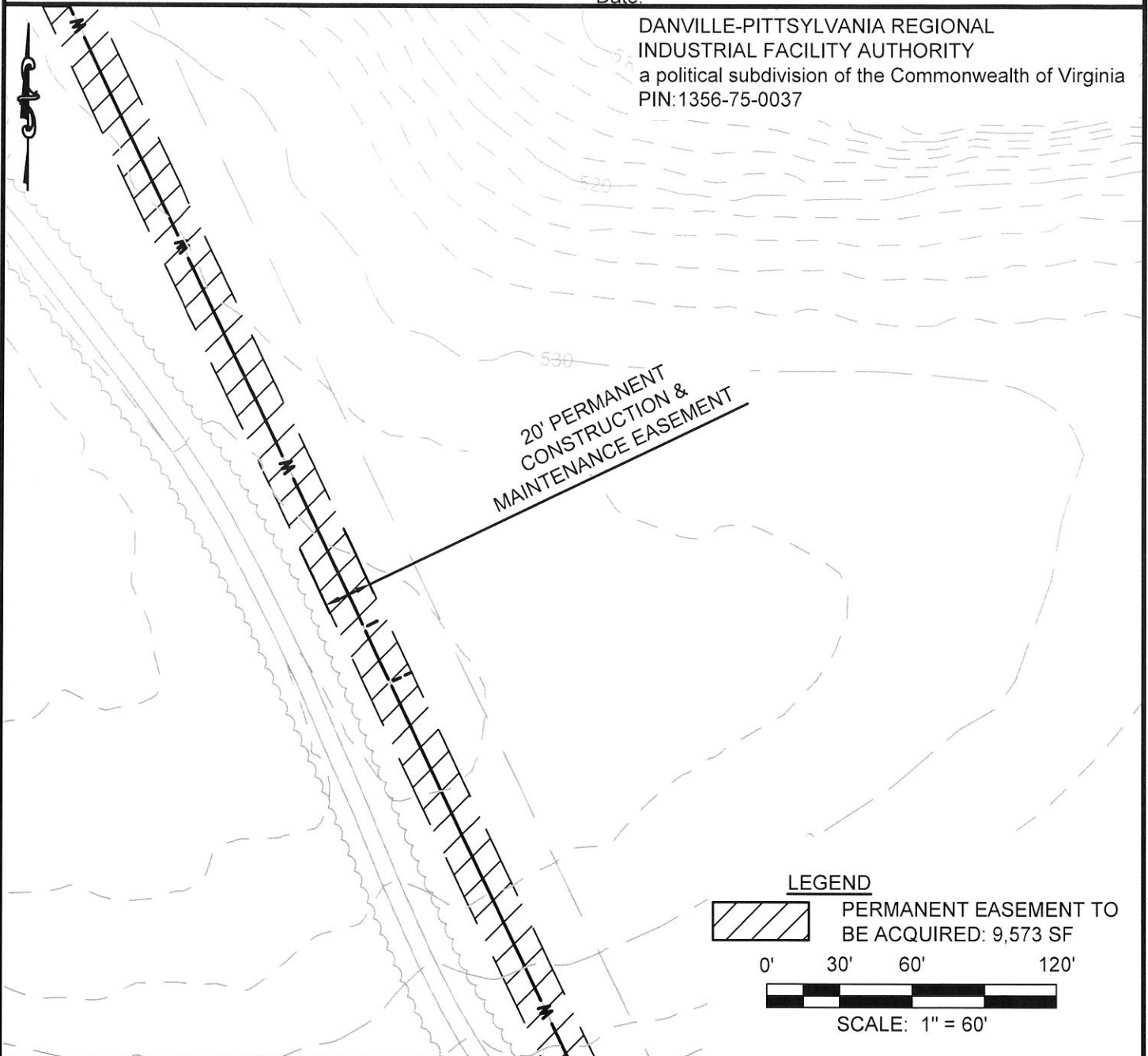
CITY OF DANVILLE

Exhibit Showing 20" Watermain Easement
Across Property Of

Property ID: 1356-75-0037
Address: 6900 BERRY HILL RD
DANVILLE, VA 24541

Owner: DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia
Signature:
Date:

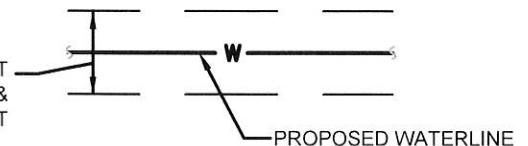
DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY
a political subdivision of the Commonwealth of Virginia
PIN:1356-75-0037



20" WATERMAIN
EASEMENT LIMITS: 20'

SHEET: A-4

PROPOSED 20' PERMANENT
CONSTRUCTION &
MAINTENANCE EASEMENT



CITY OF DANVILLE

Exhibit Showing 20" Watermain Easement
Across Property Of

Property ID: 1356-75-0037
Address: 6900 BERRY HILL RD
DANVILLE, VA 24541

Owner: DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia
Signature:
Date:

DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY
a political subdivision of the Commonwealth of Virginia
PIN: 1356-75-0037

20' PERMANENT
CONSTRUCTION &
MAINTENANCE EASEMENT

LEGEND



PERMANENT EASEMENT TO
BE ACQUIRED: 8,741 SF

0' 30' 60' 120'

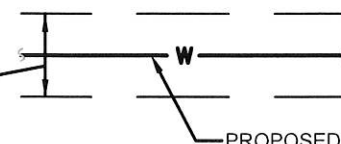


SCALE: 1" = 60'

20" WATERMAIN
EASEMENT LIMITS: 20'

SHEET: A-5

PROPOSED 20' PERMANENT
CONSTRUCTION &
MAINTENANCE EASEMENT



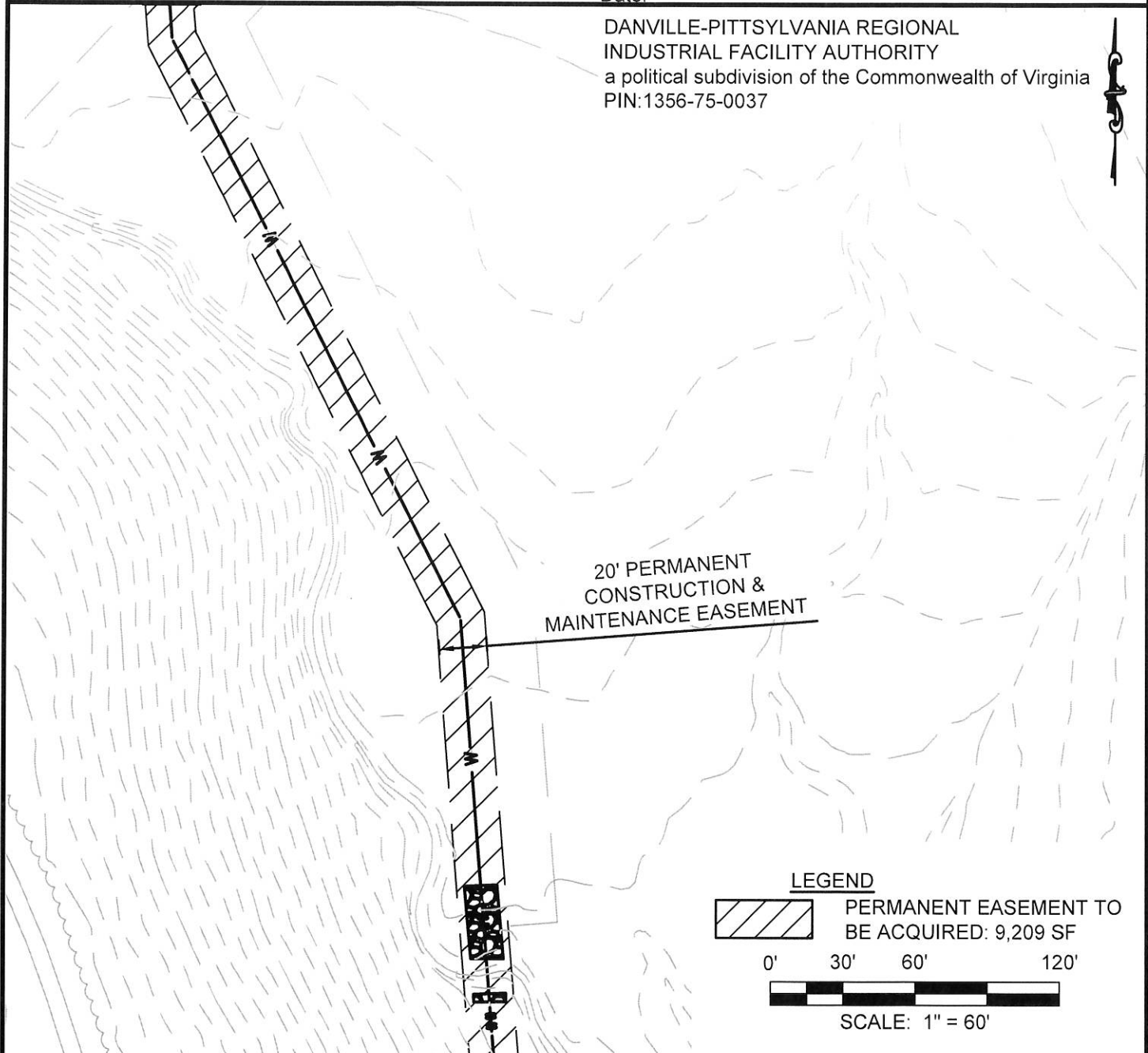
CITY OF DANVILLE

Exhibit Showing 20" Watermain Easement
Across Property Of

Property ID: 1356-75-0037
Address: 6900 BERRY HILL RD
DANVILLE, VA 24541

Owner: DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia
Signature:
Date:

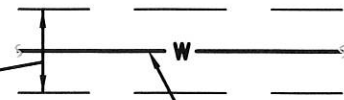
DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY
a political subdivision of the Commonwealth of Virginia
PIN:1356-75-0037



20" WATERMAIN
EASEMENT LIMITS: 20'

SHEET: A-6

PROPOSED 20' PERMANENT
CONSTRUCTION &
MAINTENANCE EASEMENT



PROPOSED WATERLINE

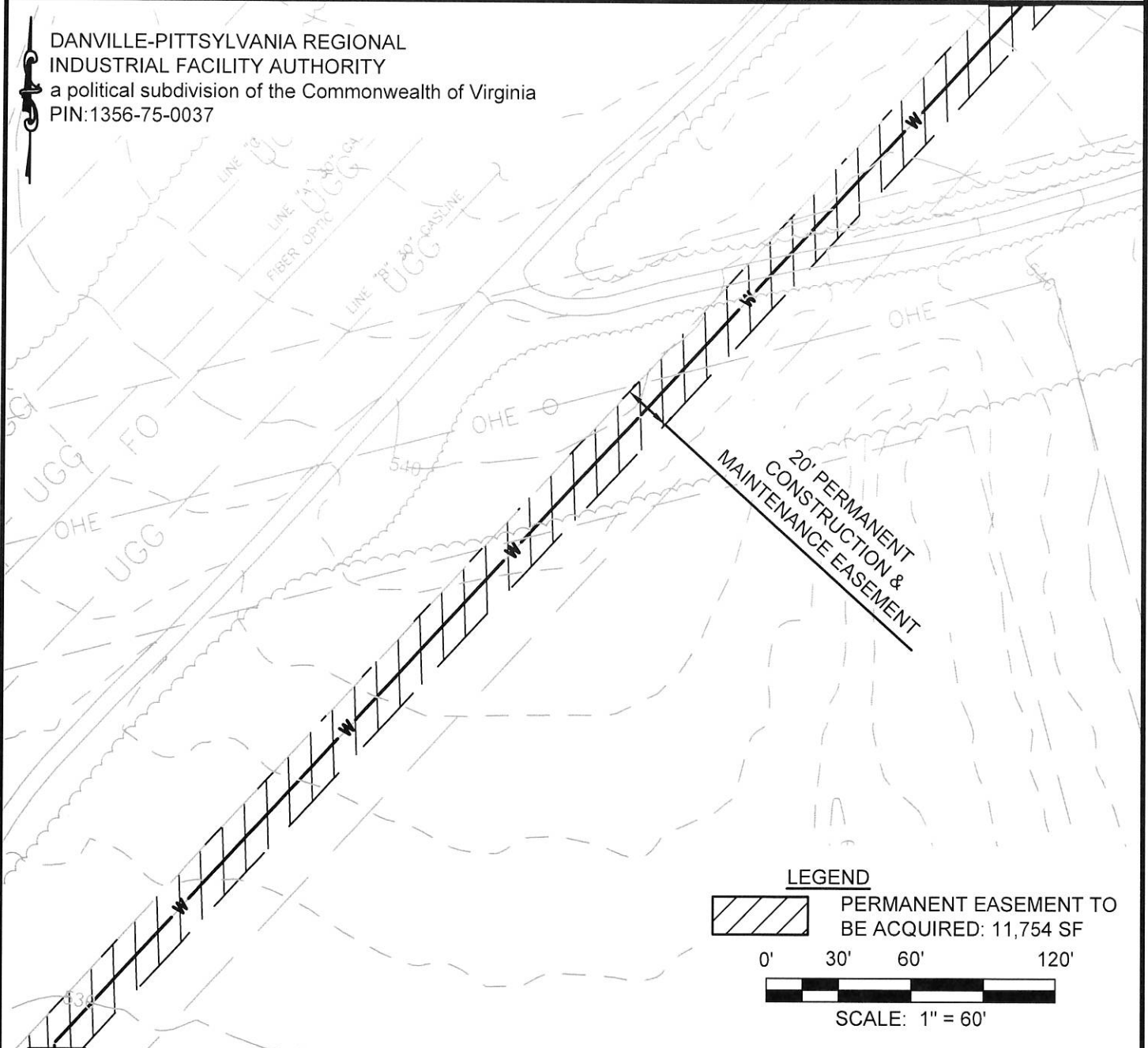
CITY OF DANVILLE

Exhibit Showing 20" Watermain Easement
Across Property Of

Property ID: 1356-75-0037
Address: 6900 BERRY HILL RD
DANVILLE, VA 24541

Owner: DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia
Signature:
Date:

DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY
a political subdivision of the Commonwealth of Virginia
PIN:1356-75-0037



LEGEND



PERMANENT EASEMENT TO
BE ACQUIRED: 11,754 SF

0' 30' 60' 120'

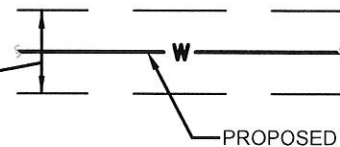


SCALE: 1" = 60'

20" WATERMAIN
EASEMENT LIMITS: 20'

SHEET: A-7

PROPOSED 20' PERMANENT
CONSTRUCTION &
MAINTENANCE EASEMENT



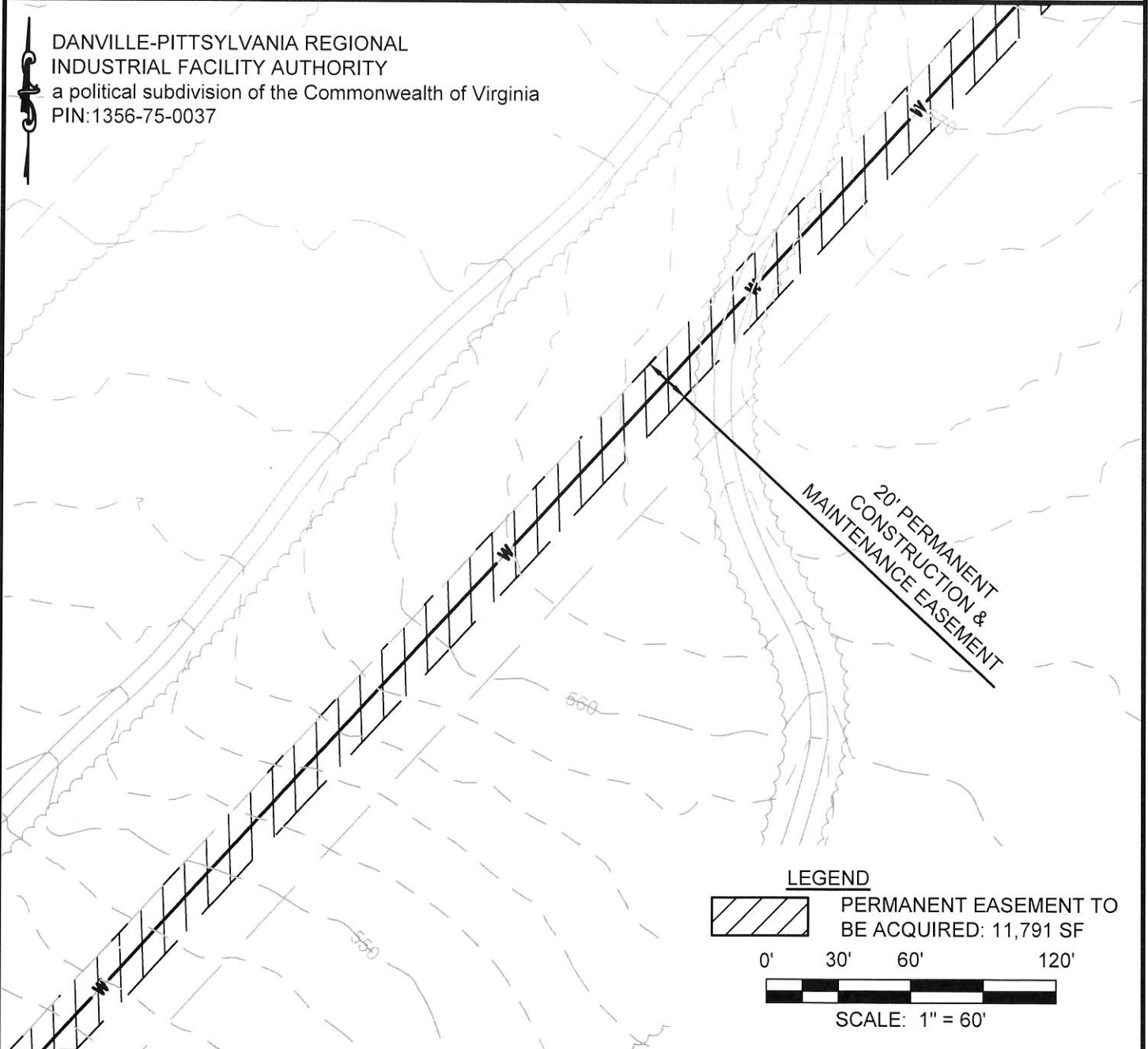
CITY OF DANVILLE

Exhibit Showing 20" Watermain Easement
Across Property Of

Property ID: 1356-75-0037
Address: 6900 BERRY HILL RD
DANVILLE, VA 24541

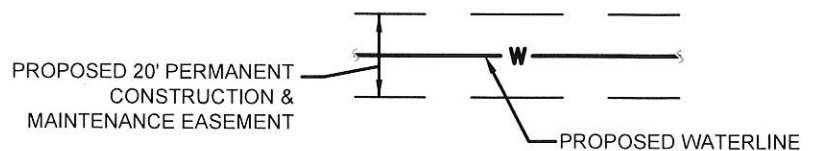
Owner: DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia
Signature:
Date:

DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY
a political subdivision of the Commonwealth of Virginia
PIN:1356-75-0037



20" WATERMAIN
EASEMENT LIMITS: 20'

SHEET: A-8



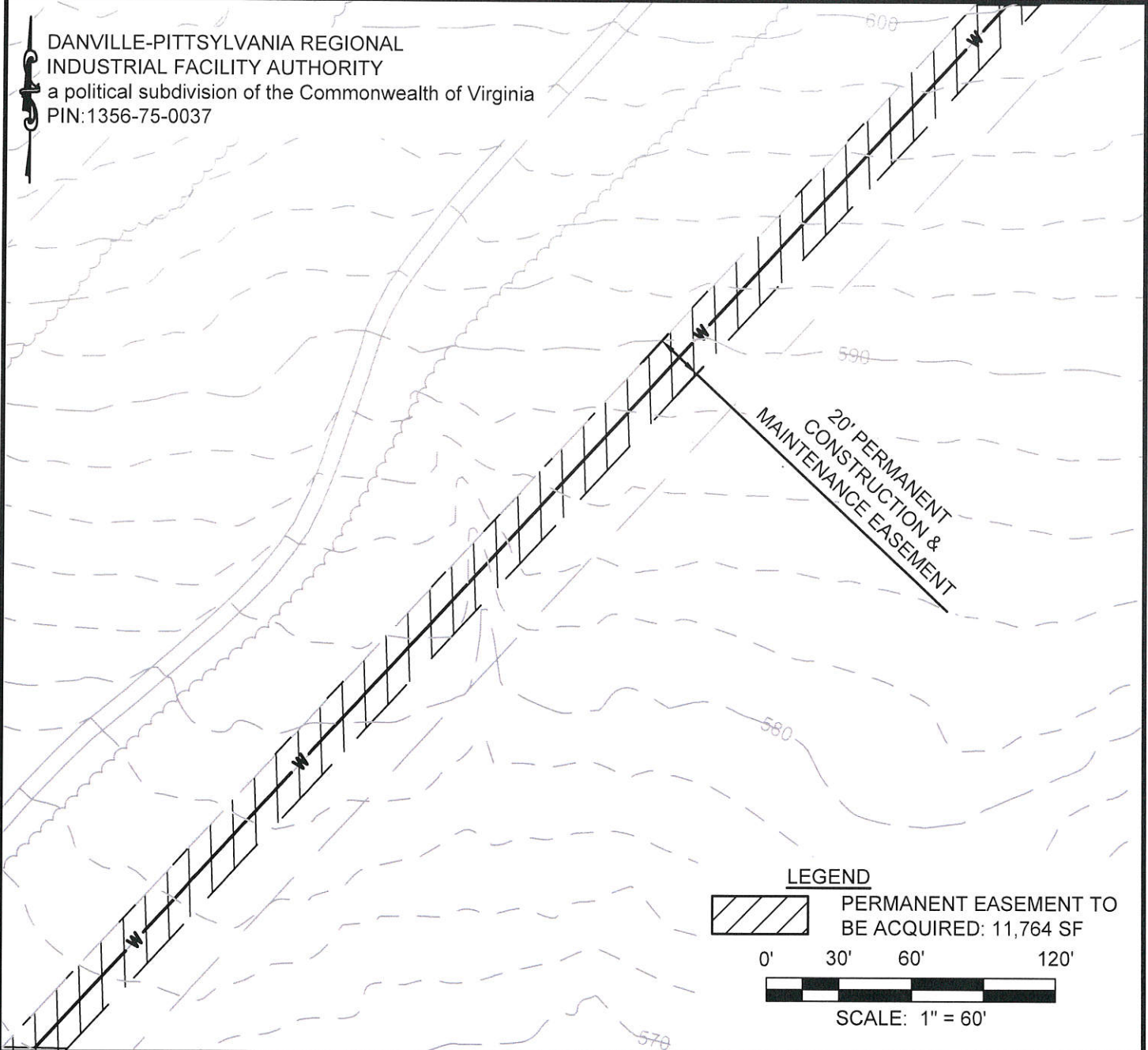
CITY OF DANVILLE

Exhibit Showing 20" Watermain Easement
Across Property Of

Property ID: 1356-75-0037
Address: 6900 BERRY HILL RD
DANVILLE, VA 24541

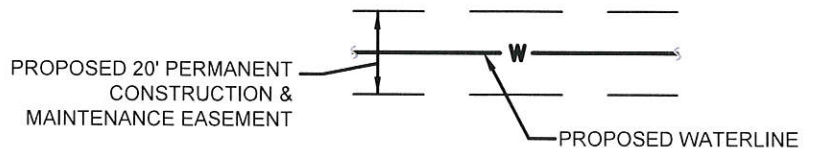
Owner: DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia
Signature:
Date:

DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY
a political subdivision of the Commonwealth of Virginia
PIN:1356-75-0037



20" WATERMAIN
EASEMENT LIMITS: 20'

SHEET: A-9



CITY OF DANVILLE

Exhibit Showing 20" Watermain Easement
Across Property Of

Property ID: 1356-75-0037

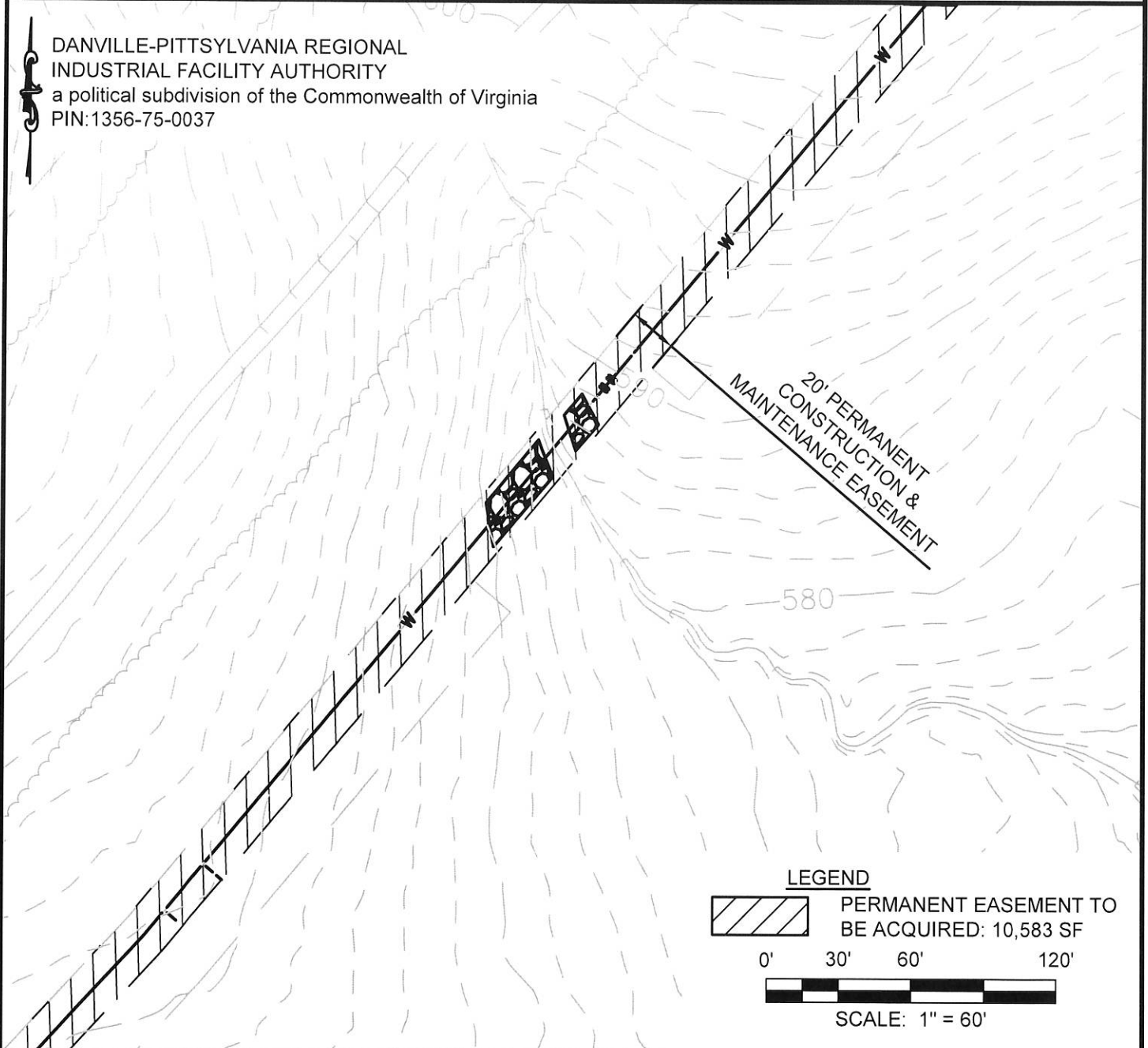
Address: 6900 BERRY HILL RD
DANVILLE, VA 24541

Owner: DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia

Signature:

Date:

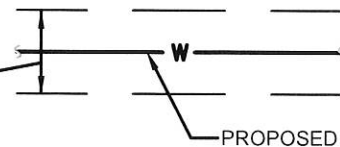
DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY
a political subdivision of the Commonwealth of Virginia
PIN:1356-75-0037



20" WATERMAIN
EASEMENT LIMITS: 20'

SHEET: A-10

PROPOSED 20' PERMANENT
CONSTRUCTION &
MAINTENANCE EASEMENT



CITY OF DANVILLE

Exhibit Showing 20" Watermain Easement
Across Property Of

Property ID: 1356-75-0037

Address: 6900 BERRY HILL RD
DANVILLE, VA 24541

Owner: DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia

Signature:

Date:

DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY
a political subdivision of the Commonwealth of Virginia
PIN:1356-75-0037

20' PERMANENT
CONSTRUCTION &
MAINTENANCE EASEMENT

LEGEND



PERMANENT EASEMENT TO
BE ACQUIRED: 11,242 SF

0' 30' 60' 120'

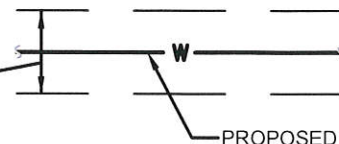


SCALE: 1" = 60'

20" WATERMAIN
EASEMENT LIMITS: 20'

SHEET: A-11

PROPOSED 20' PERMANENT
CONSTRUCTION &
MAINTENANCE EASEMENT



CITY OF DANVILLE

Exhibit Showing 20" Watermain Easement
Across Property Of

Property ID: 1356-75-0037

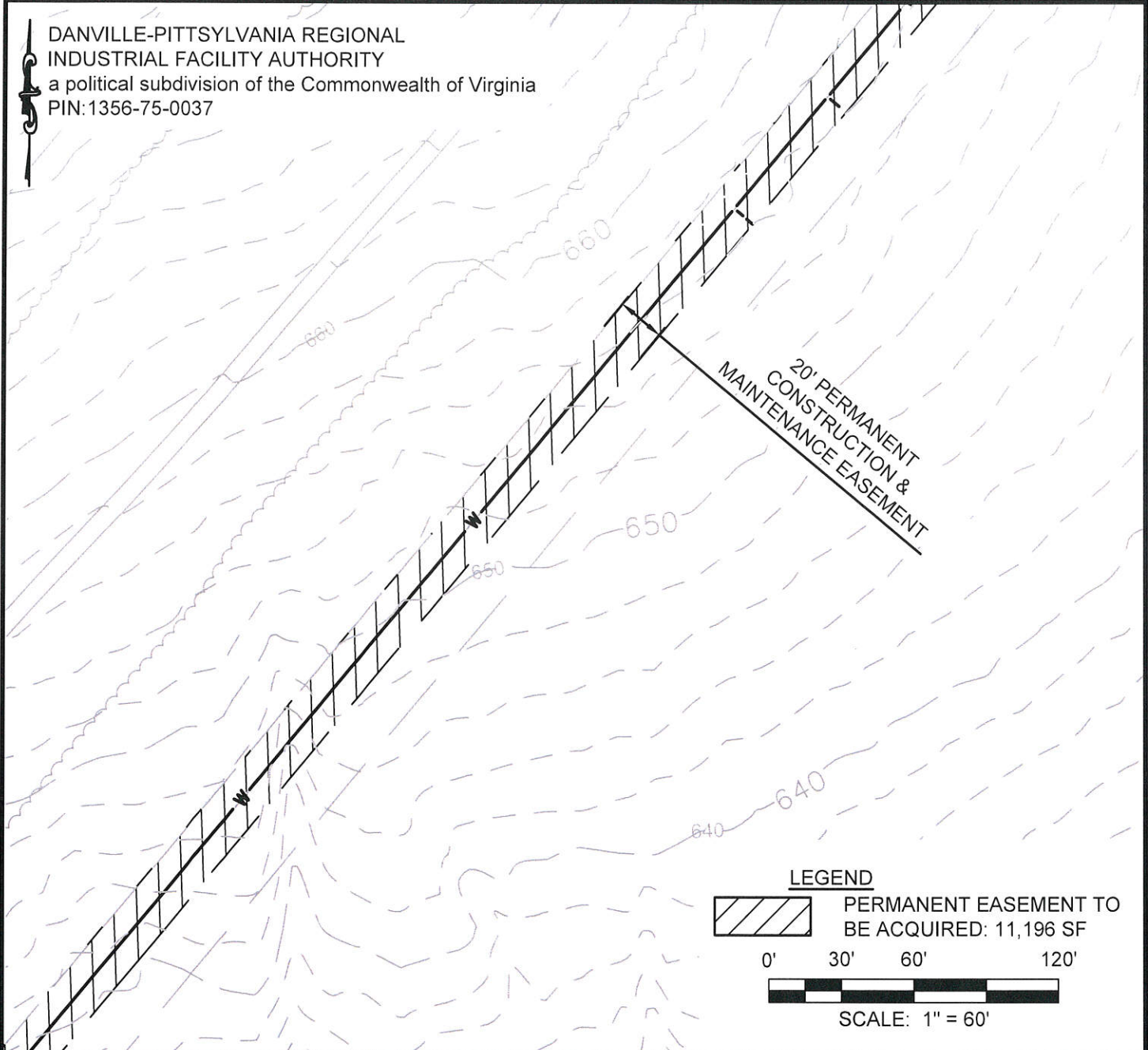
Address: 6900 BERRY HILL RD
DANVILLE, VA 24541

Owner: DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia

Signature:

Date:

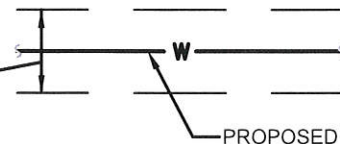
DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY
a political subdivision of the Commonwealth of Virginia
PIN: 1356-75-0037



20" WATERMAIN
EASEMENT LIMITS: 20'

SHEET: A-12

PROPOSED 20' PERMANENT
CONSTRUCTION &
MAINTENANCE EASEMENT



CITY OF DANVILLE

Exhibit Showing 20" Watermain Easement
Across Property Of

Property ID: 1356-75-0037

Address: 6900 BERRY HILL RD
DANVILLE, VA 24541

Owner: DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia

Signature:

Date:

DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY
a political subdivision of the Commonwealth of Virginia
PIN:1356-75-0037

20' PERMANENT
CONSTRUCTION &
MAINTENANCE EASEMENT

LEGEND



PERMANENT EASEMENT TO
BE ACQUIRED: 11,208 SF

0' 30' 60' 120'

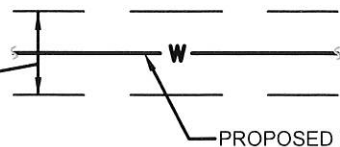


SCALE: 1" = 60'

20" WATERMAIN
EASEMENT LIMITS: 20'

SHEET: A-13

PROPOSED 20' PERMANENT
CONSTRUCTION &
MAINTENANCE EASEMENT



CITY OF DANVILLE

Exhibit Showing 20" Watermain Easement
Across Property Of

Property ID: 1356-75-0037

Address: 6900 BERRY HILL RD
DANVILLE, VA 24541

Owner: DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia

Signature:

Date:

DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY
a political subdivision of the Commonwealth of Virginia
PIN: 1356-75-0037

20' PERMANENT
CONSTRUCTION &
MAINTENANCE EASEMENT

LEGEND



PERMANENT EASEMENT TO
BE ACQUIRED: 11,174 SF

0' 30' 60' 120'

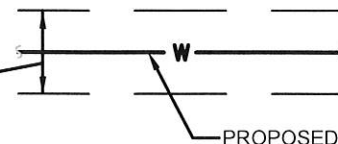


SCALE: 1" = 60'

20" WATERMAIN
EASEMENT LIMITS: 20'

SHEET: A-14

PROPOSED 20' PERMANENT
CONSTRUCTION &
MAINTENANCE EASEMENT



CITY OF DANVILLE

Exhibit Showing 20" Watermain Easement
Across Property Of

Property ID: 1356-75-0037

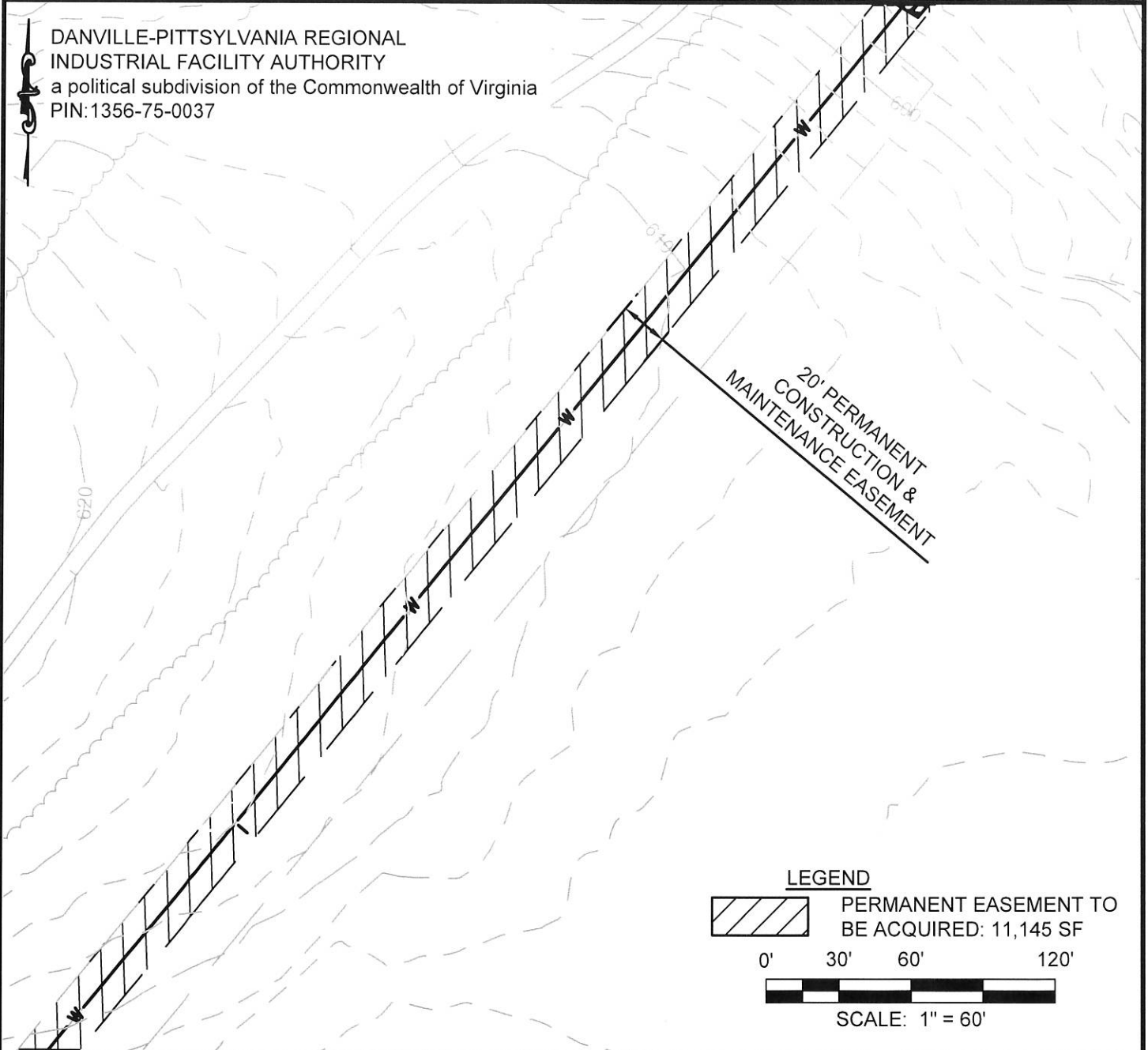
Address: 6900 BERRY HILL RD
DANVILLE, VA 24541

Owner: DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia

Signature:

Date:

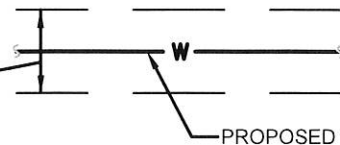
DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY
a political subdivision of the Commonwealth of Virginia
PIN:1356-75-0037



20" WATERMAIN
EASEMENT LIMITS: 20'

SHEET: A-15

PROPOSED 20' PERMANENT
CONSTRUCTION &
MAINTENANCE EASEMENT



CITY OF DANVILLE

Exhibit Showing 20" Watermain Easement
Across Property Of

Property ID: 1356-75-0037

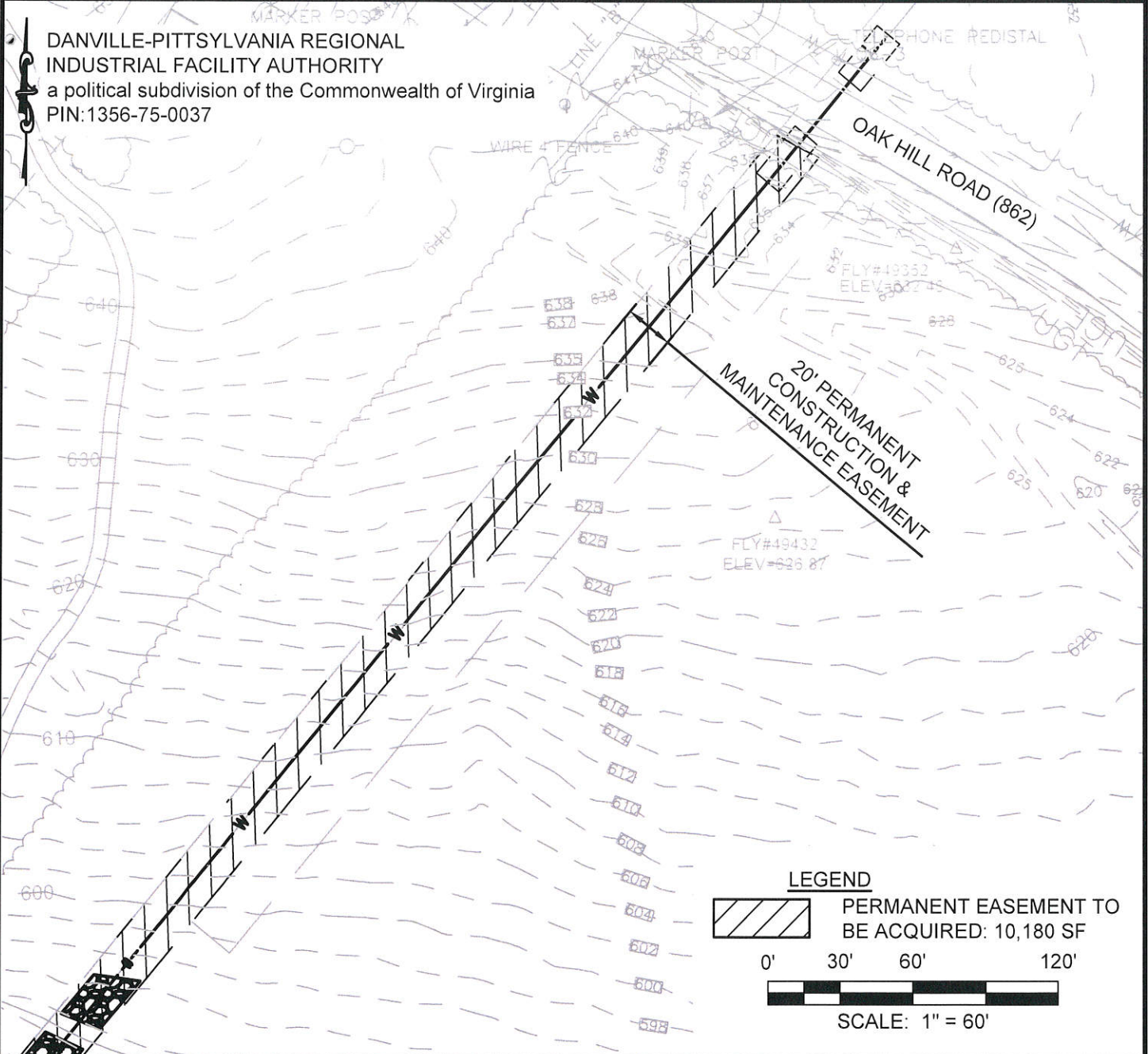
Address: 6900 BERRY HILL RD
DANVILLE, VA 24541

Owner: DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia

Signature:

Date:

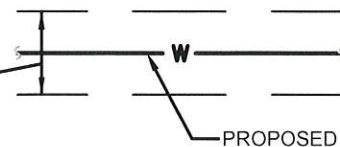
DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY
a political subdivision of the Commonwealth of Virginia
PIN:1356-75-0037



20" WATERMAIN
EASEMENT LIMITS: 20'

SHEET: A-16

PROPOSED 20' PERMANENT
CONSTRUCTION &
MAINTENANCE EASEMENT



CITY OF DANVILLE

Exhibit Showing 20" Watermain Easement
Across Property Of

Property ID: 1367-30-1931

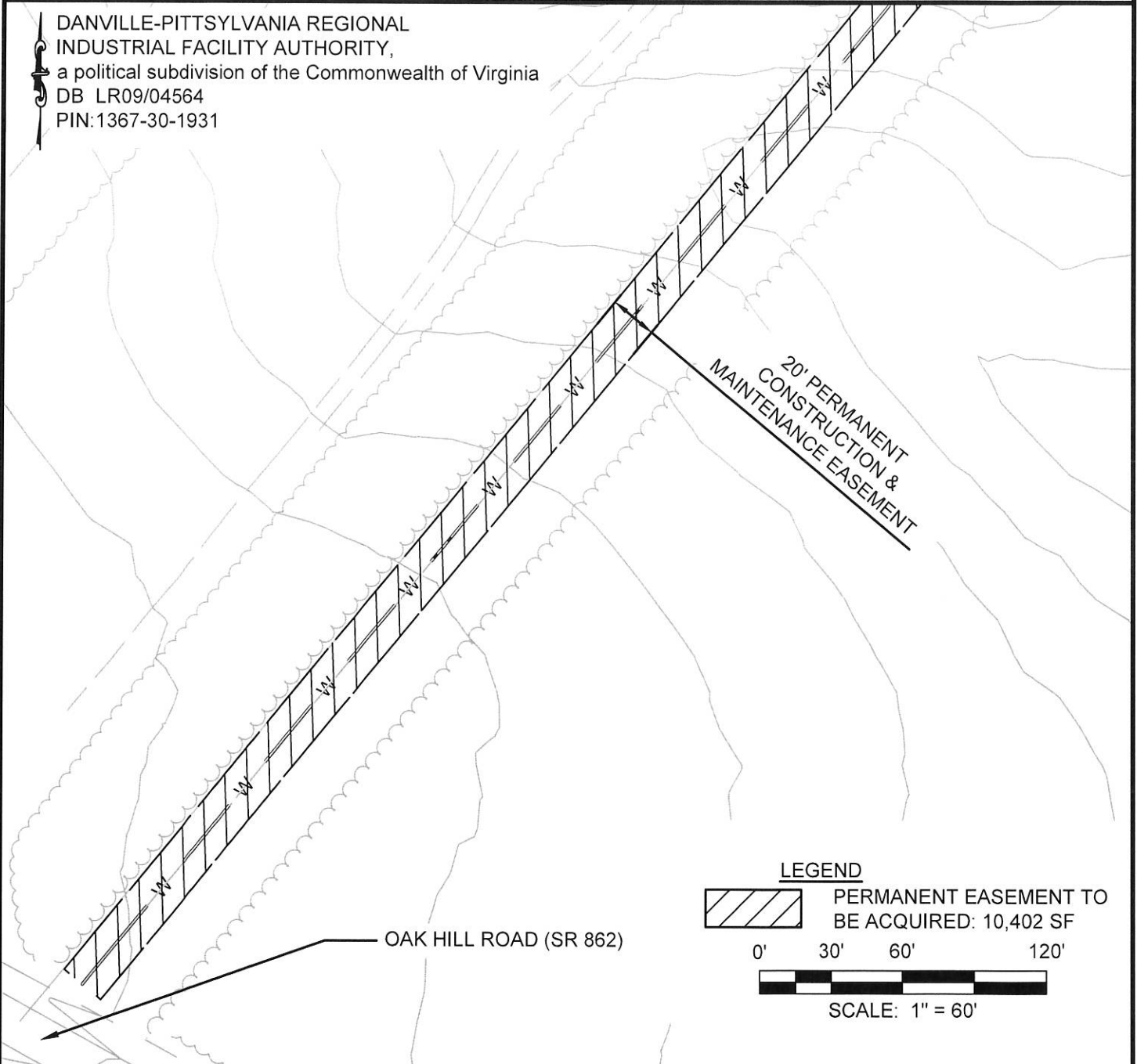
Address: 3458 BERRY HILL RD
DANVILLE, VA 24541

Owner: DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia

Signature:

Date:

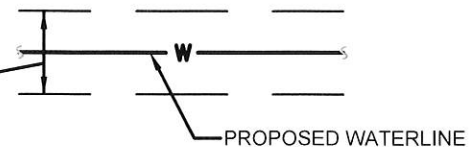
DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia
DB LR09/04564
PIN:1367-30-1931



20" WATERMAIN
EASEMENT LIMITS: 20'

SHEET: A-17

PROPOSED 20' PERMANENT
CONSTRUCTION &
MAINTENANCE EASEMENT



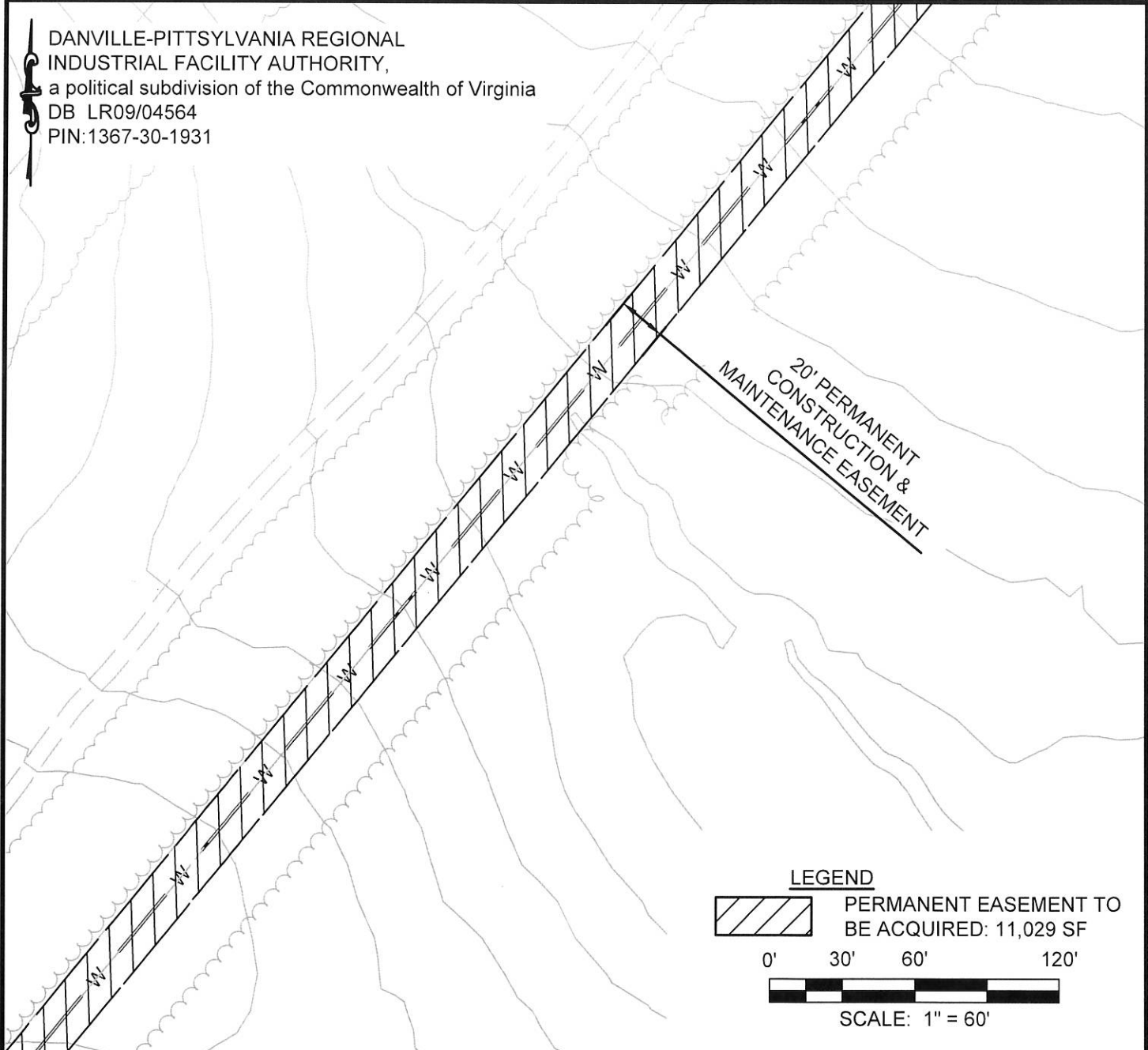
CITY OF DANVILLE

Exhibit Showing 20" Watermain Easement
Across Property Of

Property ID: 1367-30-1931
Address: 3458 BERRY HILL RD
DANVILLE, VA 24541

Owner: DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia
Signature:
Date:

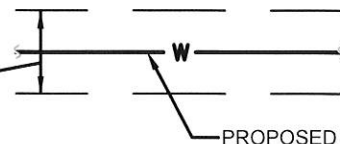
DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia
DB LR09/04564
PIN:1367-30-1931



20" WATERMAIN
EASEMENT LIMITS: 20'

SHEET: A-18

PROPOSED 20' PERMANENT
CONSTRUCTION &
MAINTENANCE EASEMENT



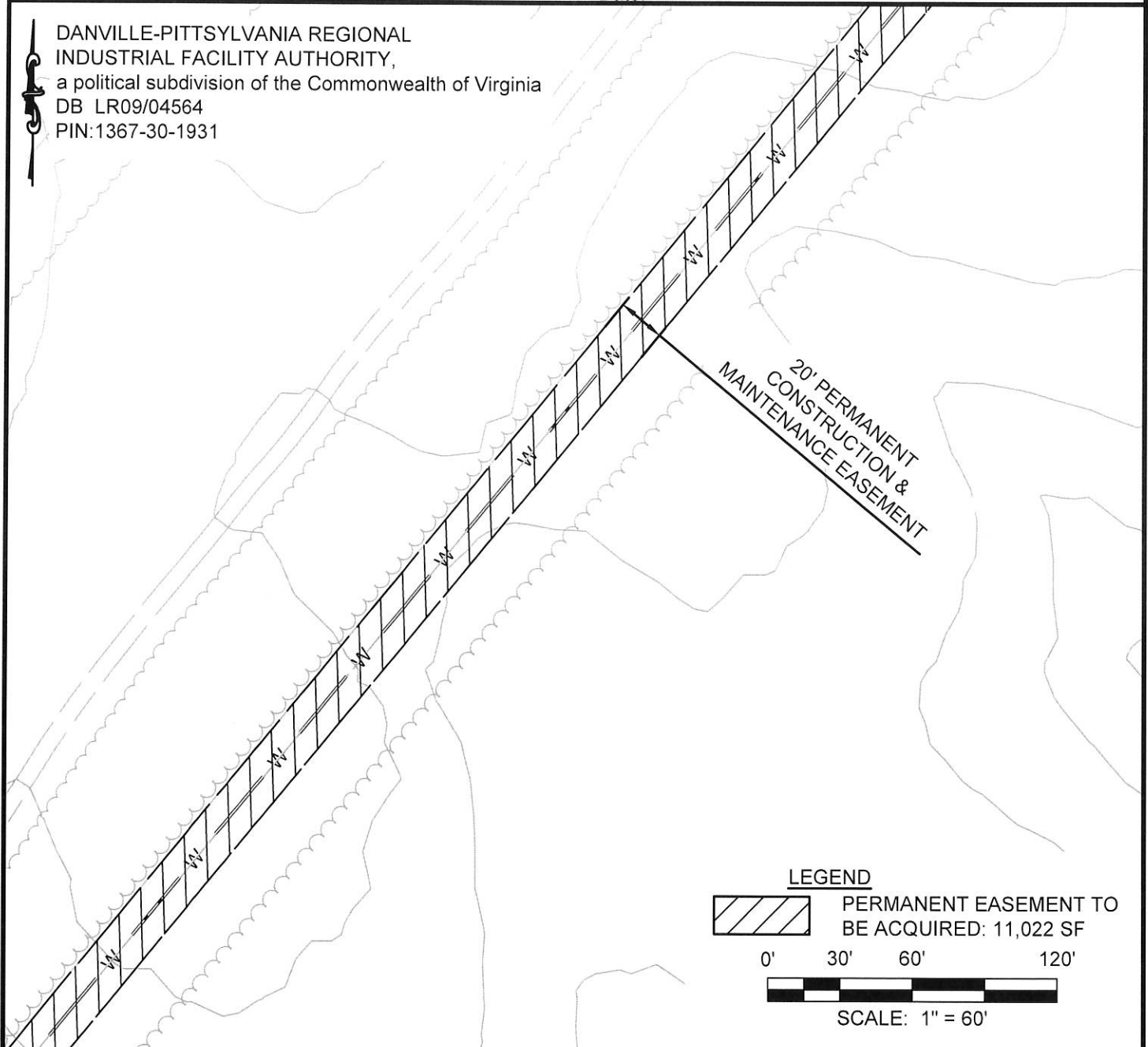
CITY OF DANVILLE

Exhibit Showing 20" Watermain Easement
Across Property Of

Property ID: 1367-30-1931
Address: 3458 BERRY HILL RD
DANVILLE, VA 24541

Owner: DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia
Signature:
Date:

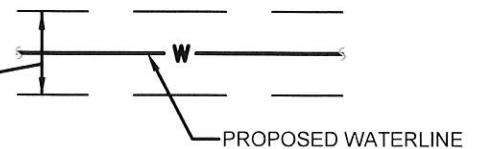
DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia
DB LR09/04564
PIN:1367-30-1931



20" WATERMAIN
EASEMENT LIMITS: 20'

SHEET: A-19

PROPOSED 20' PERMANENT
CONSTRUCTION &
MAINTENANCE EASEMENT



CITY OF DANVILLE

Exhibit Showing 20" Watermain Easement
Across Property Of

Property ID: 1367-30-1931

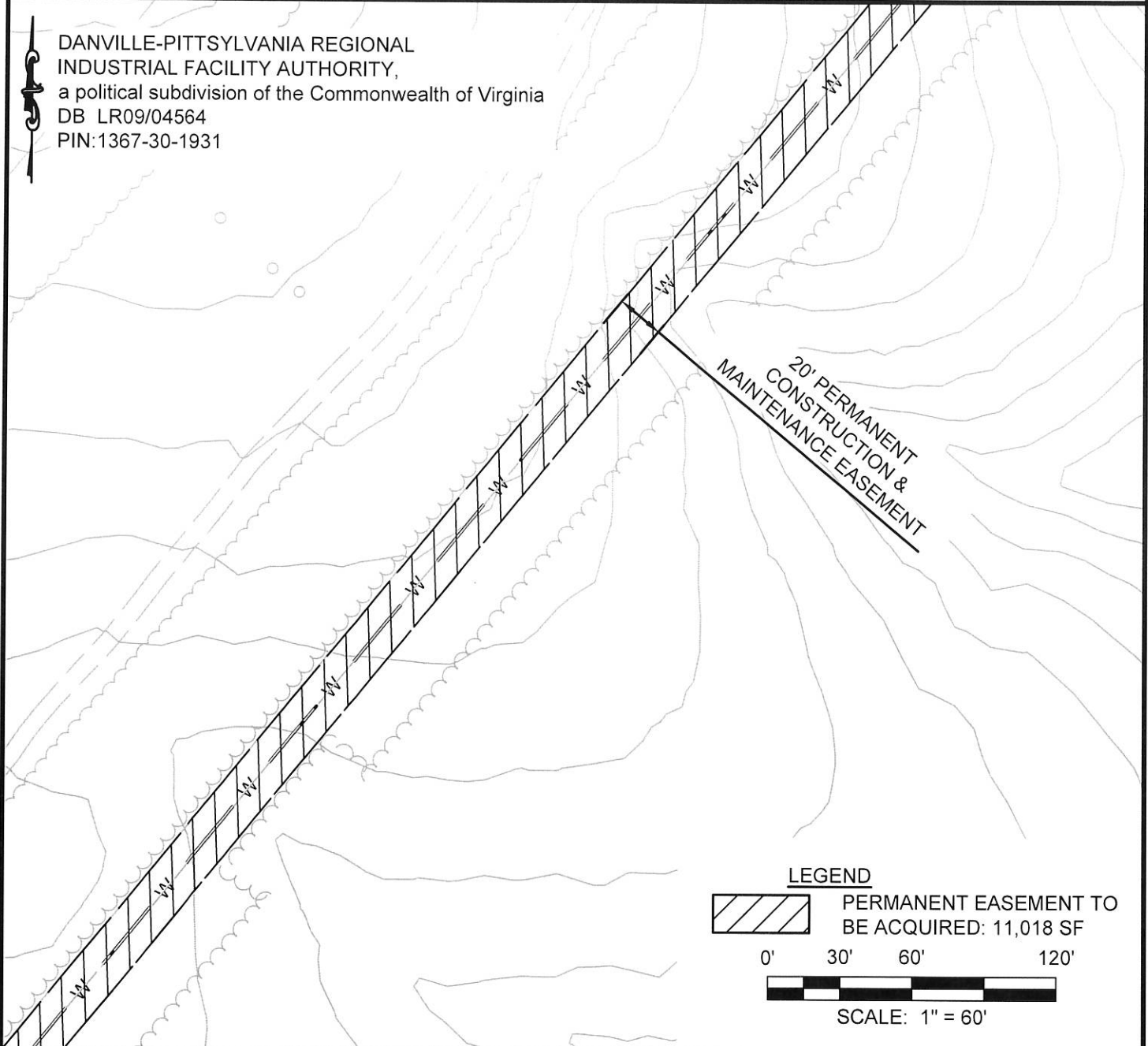
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DANVILLE, VA 24541

Owner: DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia

Signature:

Date:

DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia
DB LR09/04564
PIN:1367-30-1931



LEGEND



PERMANENT EASEMENT TO
BE ACQUIRED: 11,018 SF

0' 30' 60' 120'

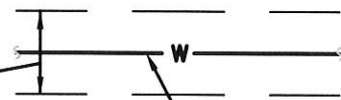


SCALE: 1" = 60'

20" WATERMAIN
EASEMENT LIMITS: 20'

SHEET: A-20

PROPOSED 20' PERMANENT
CONSTRUCTION &
MAINTENANCE EASEMENT



PROPOSED WATERLINE

CITY OF DANVILLE

Exhibit Showing 20" Watermain Easement
Across Property Of

Property ID: 1367-30-1931

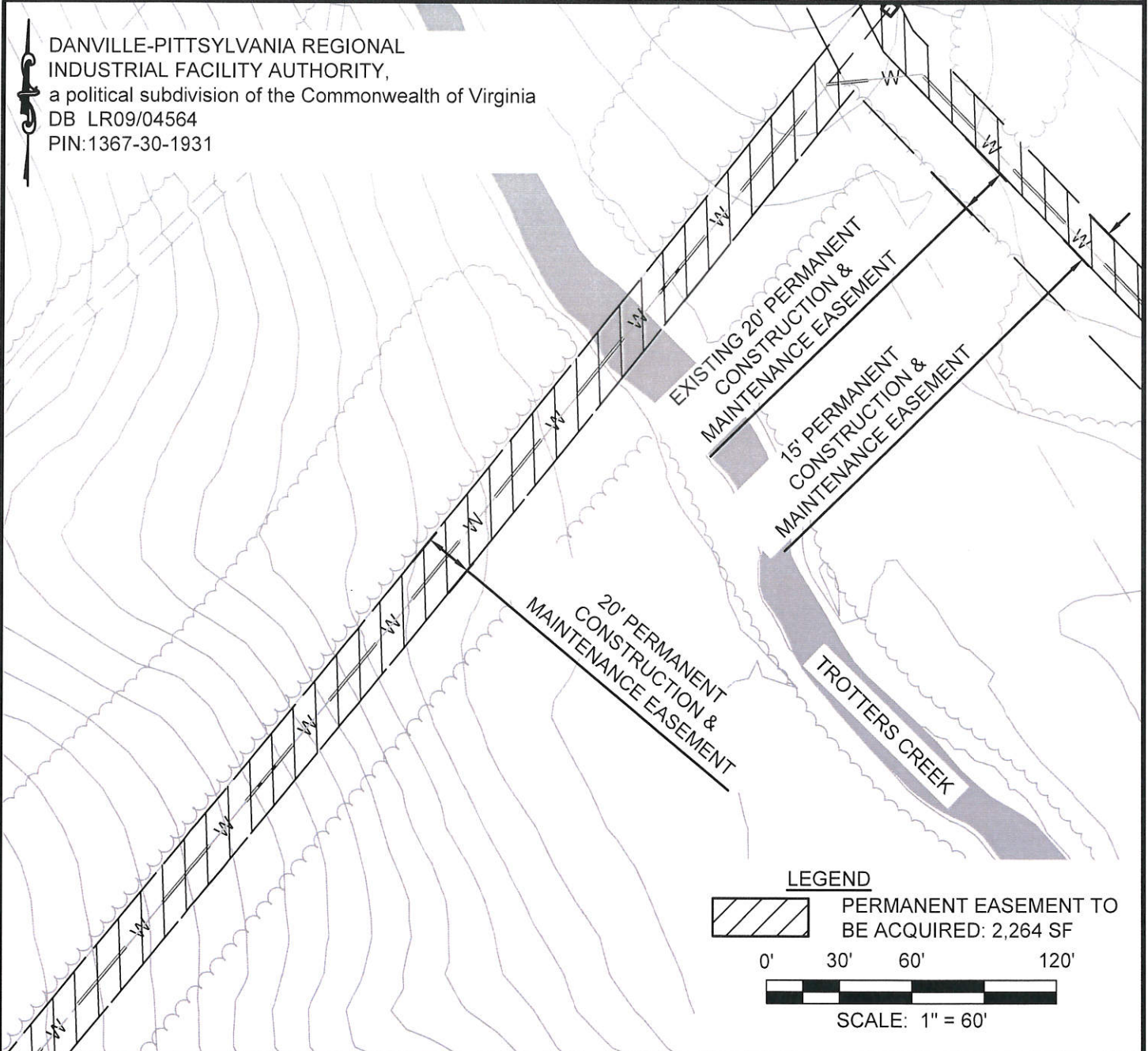
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DANVILLE, VA 24541

Owner: DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia

Signature:

Date:

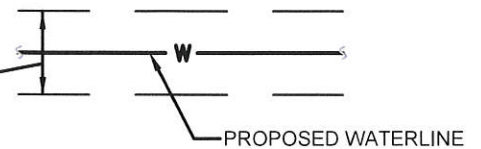
DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia
DB LR09/04564
PIN:1367-30-1931



20" WATERMAIN
EASEMENT LIMITS: 20'

SHEET: A-21

PROPOSED 20' PERMANENT
CONSTRUCTION &
MAINTENANCE EASEMENT



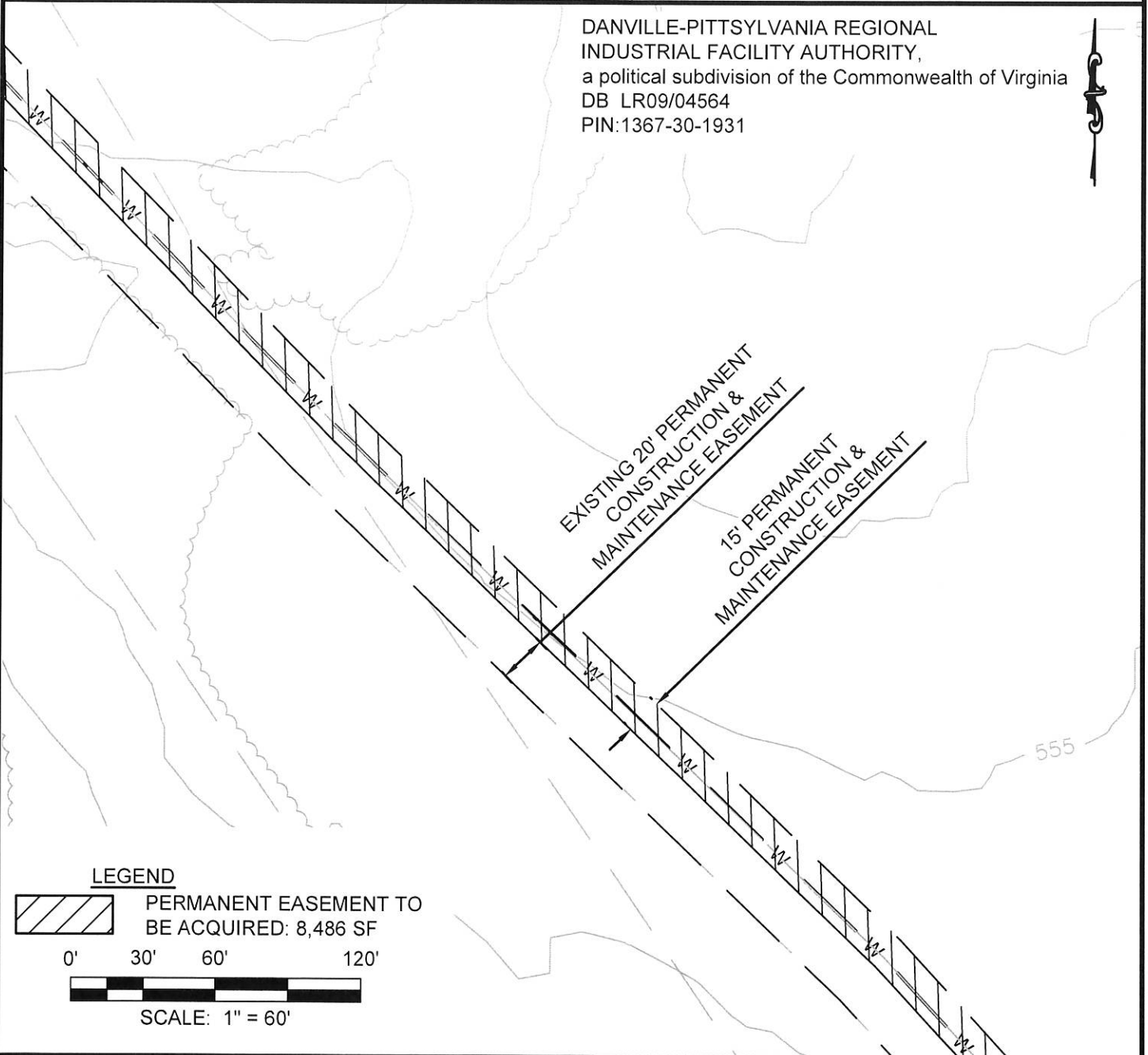
CITY OF DANVILLE

Exhibit Showing 20" Watermain Easement
Across Property Of

Property ID: 1367-30-1931
Address: 3458 BERRY HILL RD
DANVILLE, VA 24541

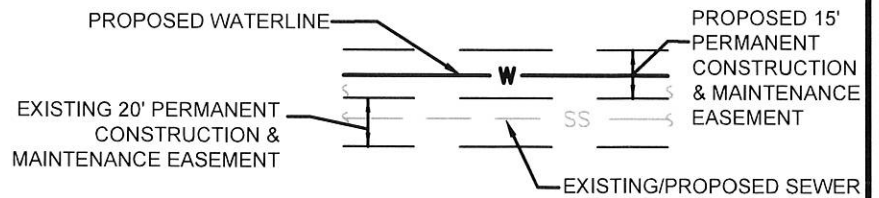
Owner: DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia
Signature:
Date:

DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia
DB LR09/04564
PIN:1367-30-1931



20" WATERMAIN
EASEMENT LIMITS: 15'

SHEET: A-22



CITY OF DANVILLE

Exhibit Showing 20" Watermain Easement
Across Property Of

Property ID: 1367-30-1931

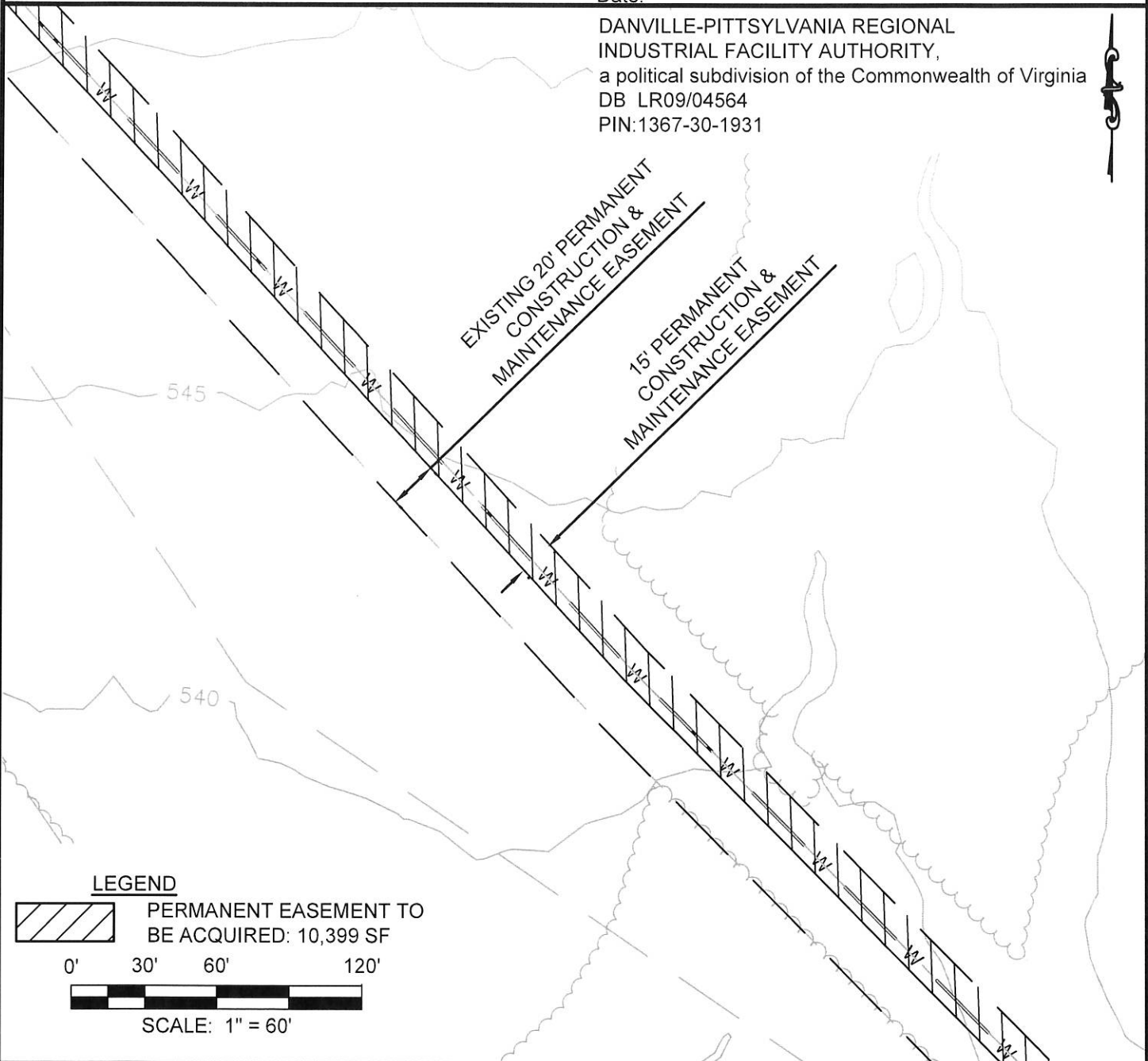
Address: 3458 BERRY HILL RD
DANVILLE, VA 24541

Owner: DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia

Signature:

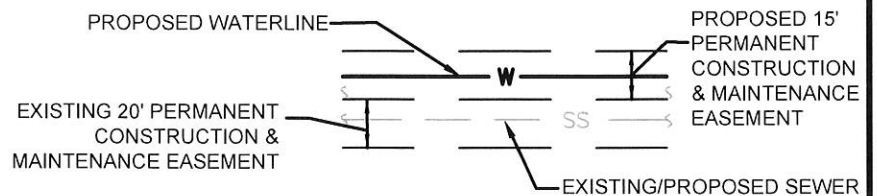
Date:

DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia
DB LR09/04564
PIN: 1367-30-1931



20" WATERMAIN
EASEMENT LIMITS: 15'

SHEET: A-23



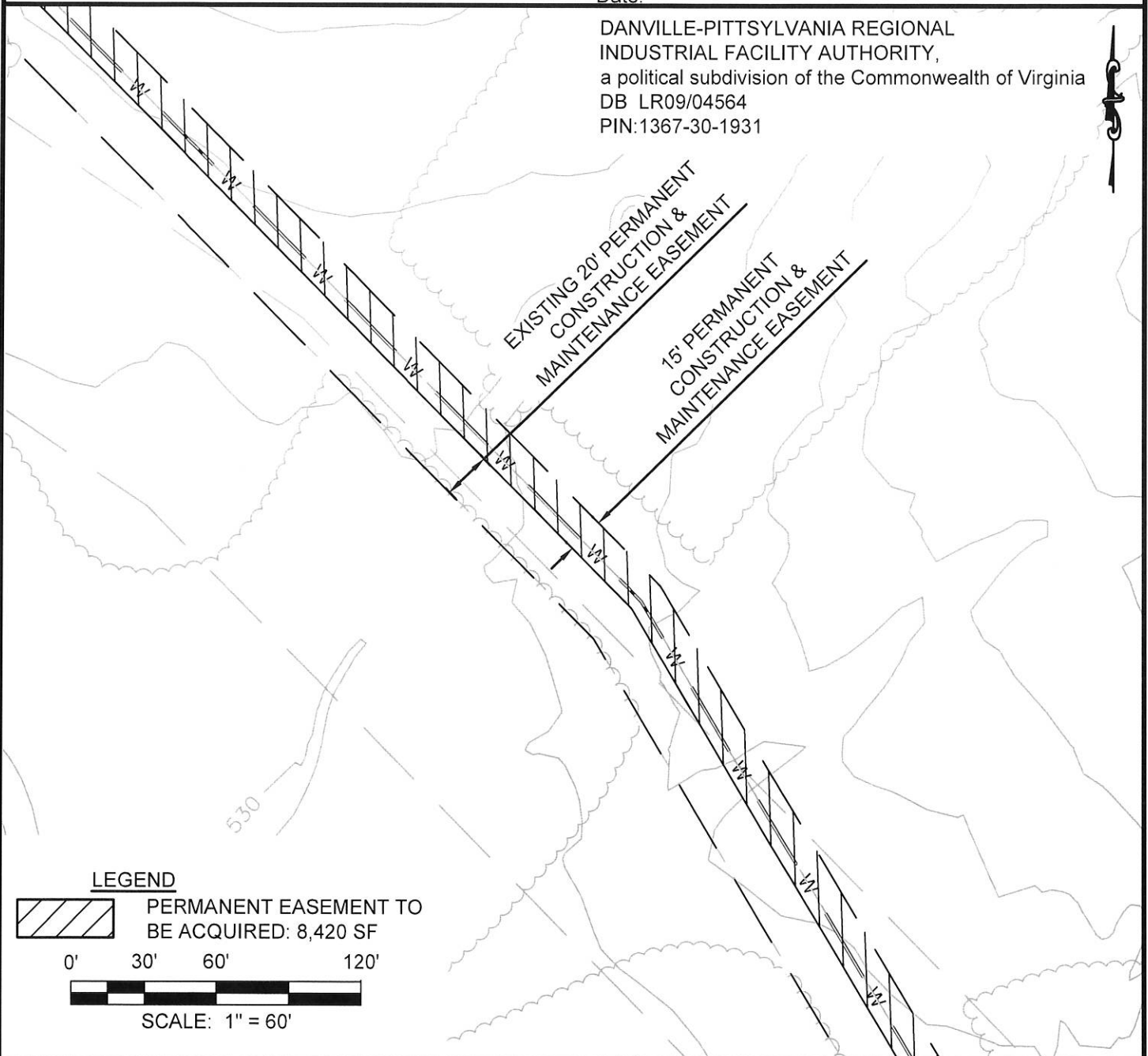
CITY OF DANVILLE

Exhibit Showing 20" Watermain Easement
Across Property Of

Property ID: 1367-30-1931
Address: 3458 BERRY HILL RD
DANVILLE, VA 24541

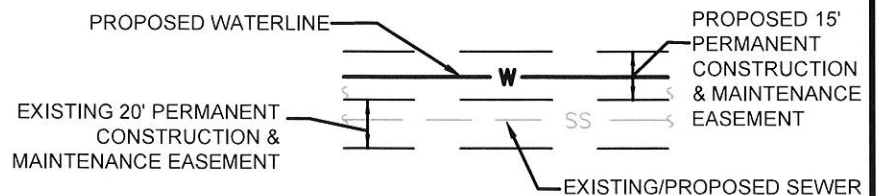
Owner: DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia
Signature:
Date:

DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia
DB LR09/04564
PIN:1367-30-1931



20" WATERMAIN
EASEMENT LIMITS: 15'

SHEET: A-24



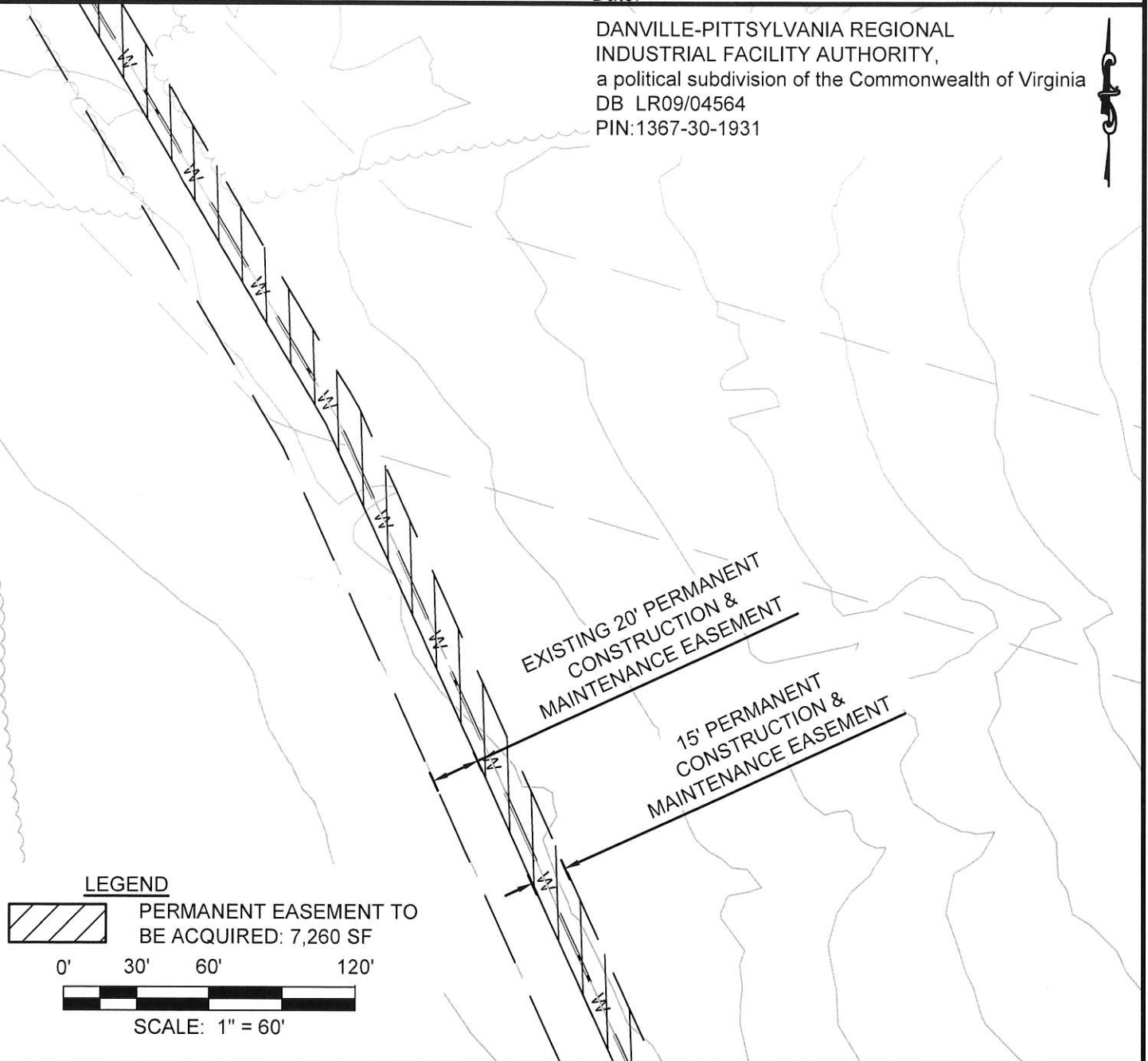
CITY OF DANVILLE

Exhibit Showing 20" Watermain Easement
Across Property Of

Property ID: 1367-30-1931
Address: 3458 BERRY HILL RD
DANVILLE, VA 24541

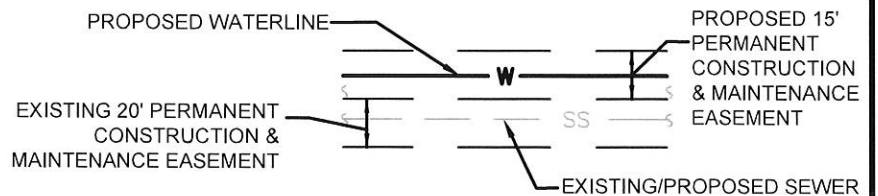
Owner: DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia
Signature:
Date:

DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia
DB LR09/04564
PIN:1367-30-1931



20" WATERMAIN
EASEMENT LIMITS: 15'

SHEET: A-25



CITY OF DANVILLE

Exhibit Showing 20" Watermain Easement
Across Property Of

Property ID: 1367-30-1931

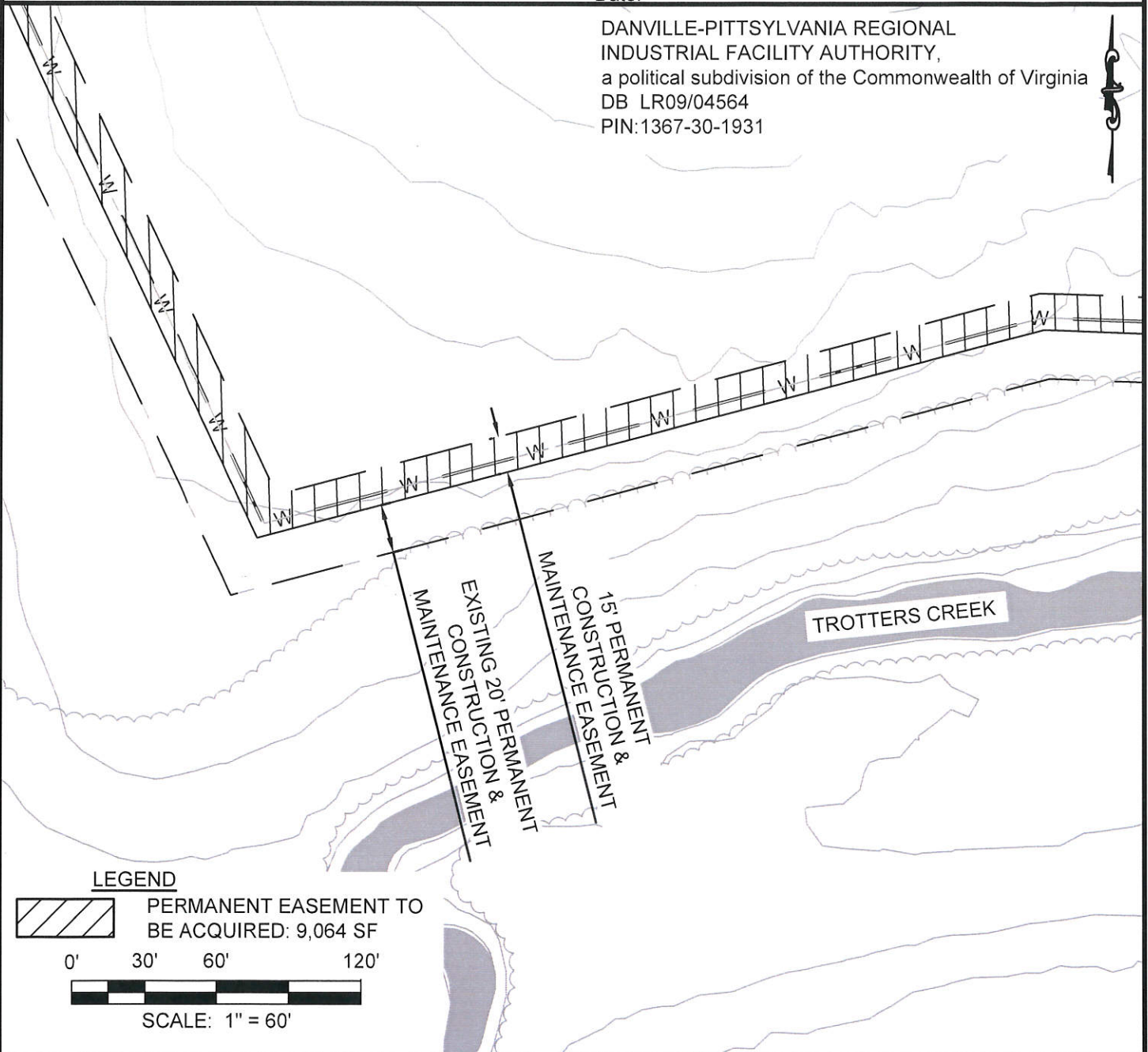
Address: 3458 BERRY HILL RD
DANVILLE, VA 24541

Owner: DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia

Signature:

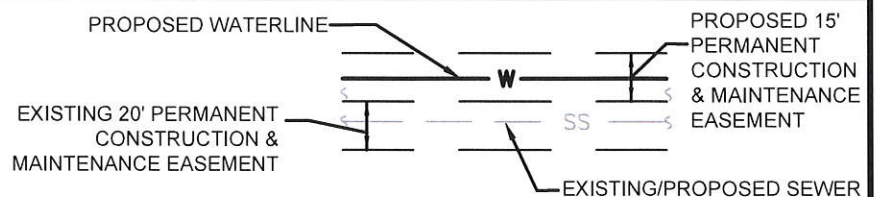
Date:

DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia
DB LR09/04564
PIN:1367-30-1931



20" WATERMAIN
EASEMENT LIMITS: 15'

SHEET: A-26



CITY OF DANVILLE

Exhibit Showing 20" Watermain Easement
Across Property Of

Property ID: 1367-30-1931

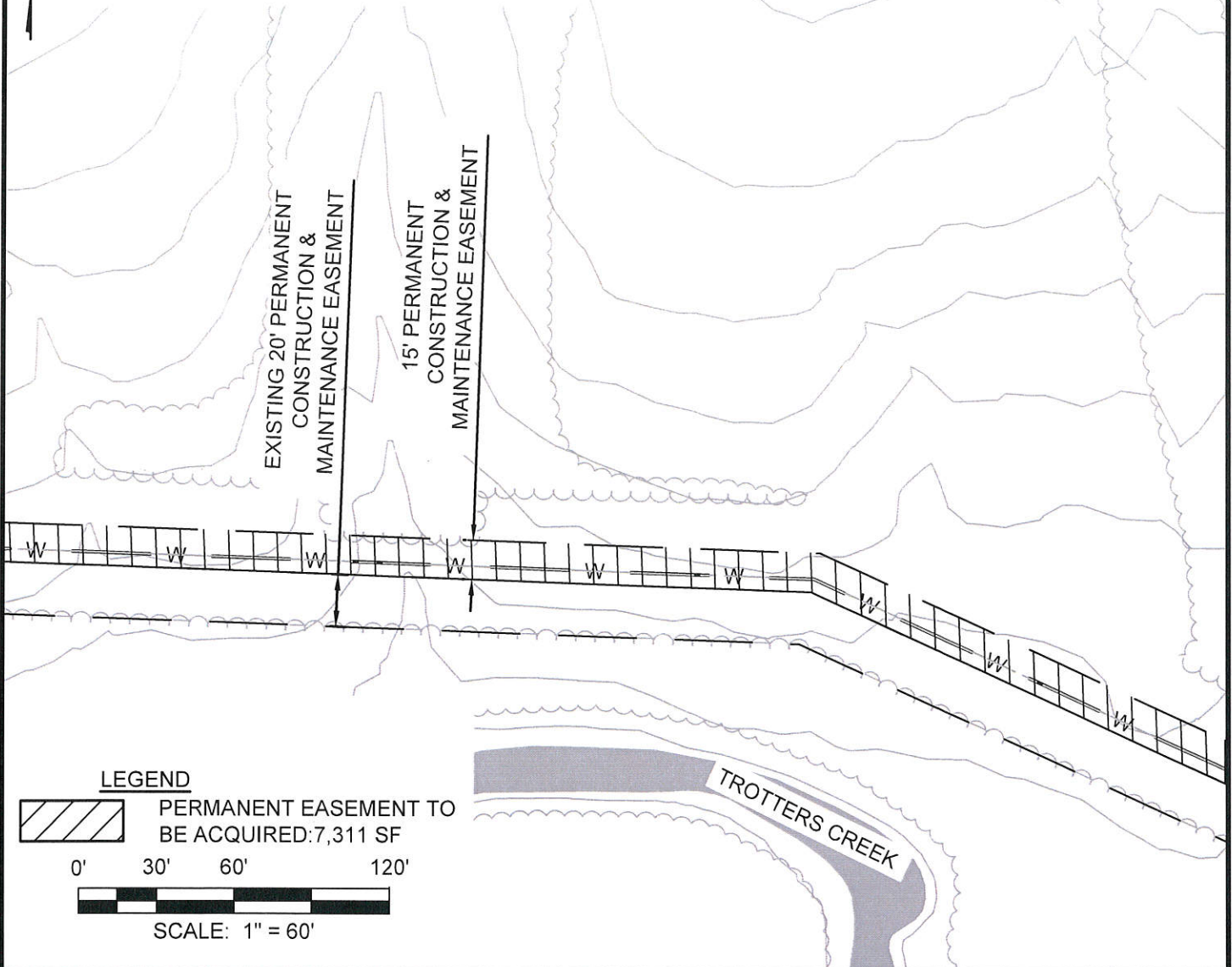
Address: 3458 BERRY HILL RD
DANVILLE, VA 24541

Owner: DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia

Signature:

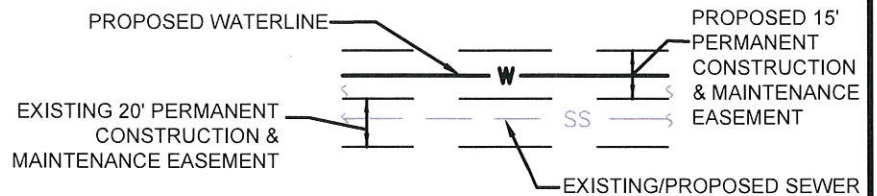
Date:

DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia
DB LR09/04564
PIN:1367-30-1931



20" WATERMAIN
EASEMENT LIMITS: 15'

SHEET: A-27



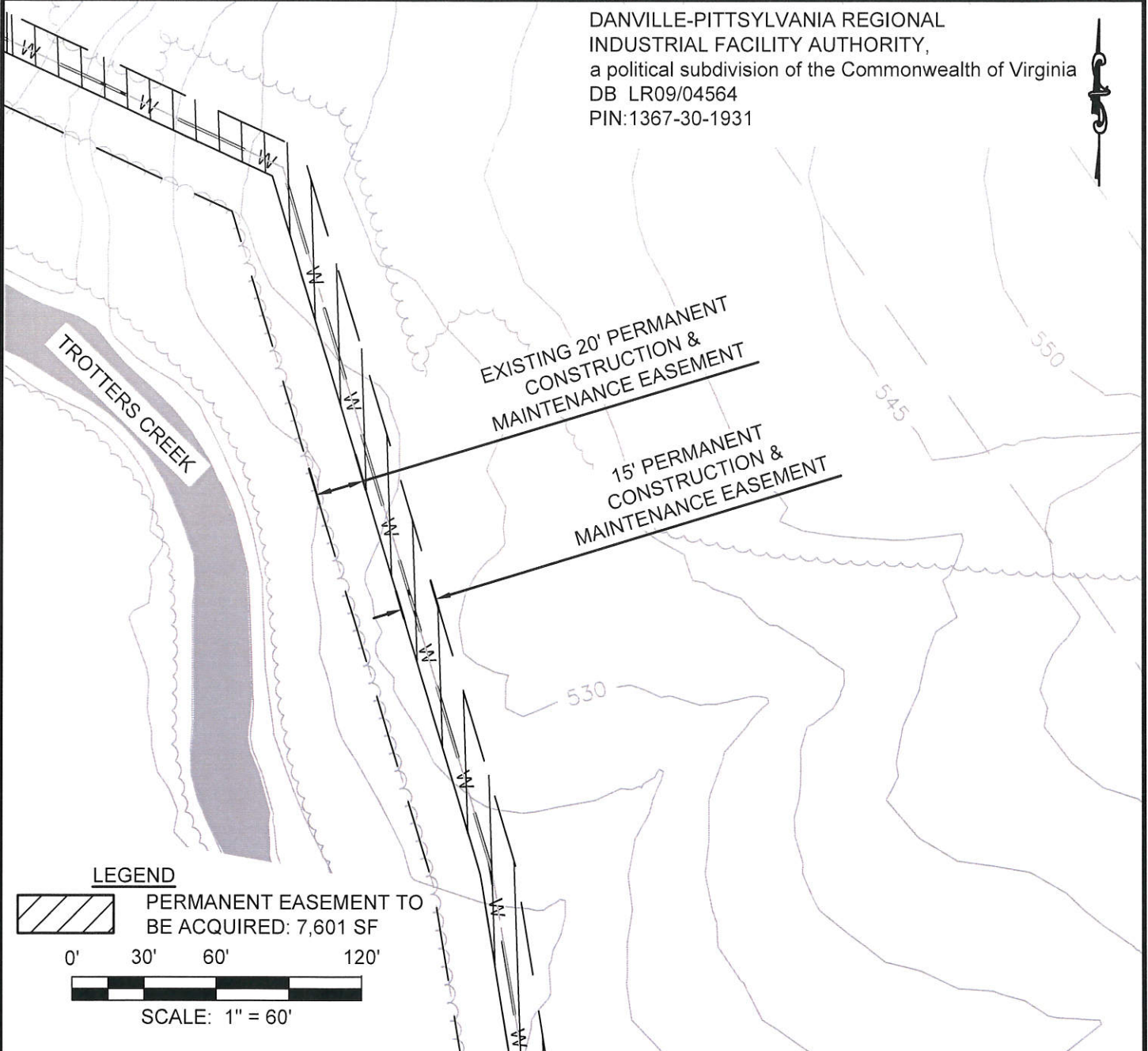
CITY OF DANVILLE

Exhibit Showing 20" Watermain Easement
Across Property Of

Property ID: 1367-30-1931
Address: 3458 BERRY HILL RD
DANVILLE, VA 24541

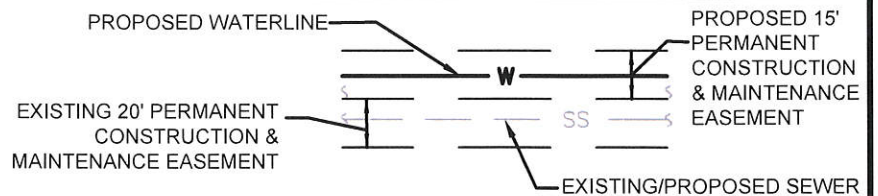
Owner: DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia
Signature:
Date:

DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia
DB LR09/04564
PIN:1367-30-1931



20" WATERMAIN
EASEMENT LIMITS: 15'

SHEET: A-28



CITY OF DANVILLE

Exhibit Showing 20" Watermain Easement
Across Property Of

Property ID: 1367-30-1931

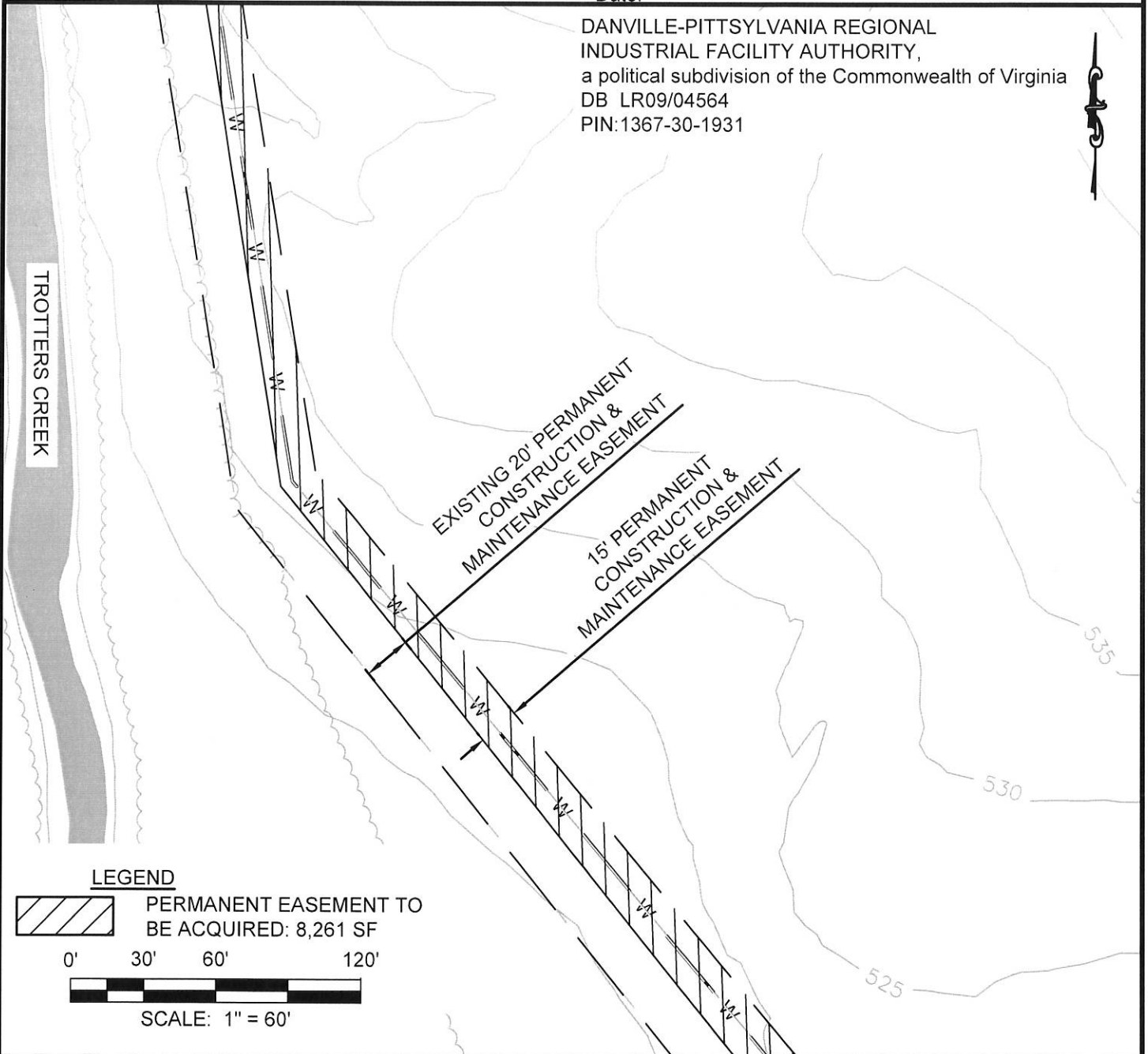
Address: 3458 BERRY HILL RD
DANVILLE, VA 24541

Owner: DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia

Signature:

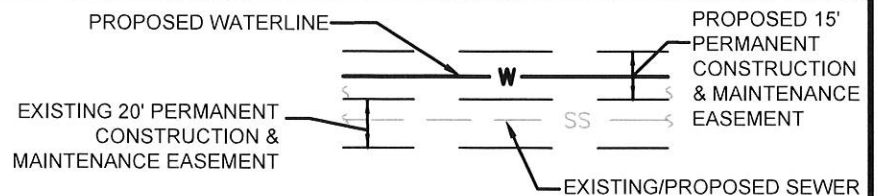
Date:

DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia
DB LR09/04564
PIN:1367-30-1931



20" WATERMAIN
EASEMENT LIMITS: 15'

SHEET: A-29



CITY OF DANVILLE

Exhibit Showing 20" Watermain Easement
Across Property Of

Property ID: 1367-30-1931

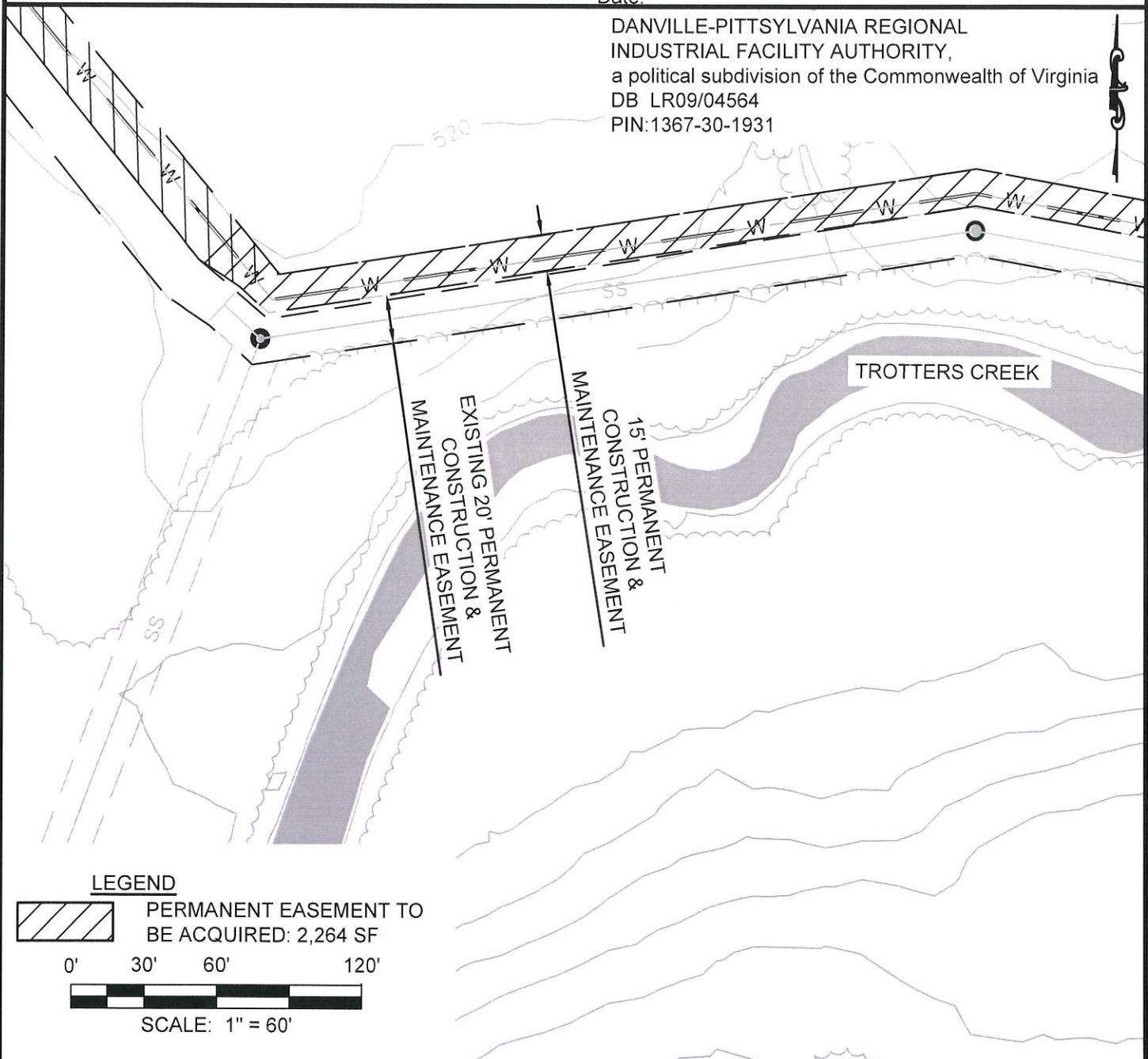
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DANVILLE, VA 24541

Owner: DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia

Signature:

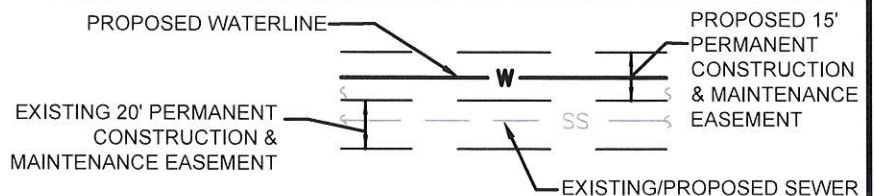
Date:

DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia
DB LR09/04564
PIN:1367-30-1931



20" WATERMAIN
EASEMENT LIMITS: 15'

SHEET: A-30



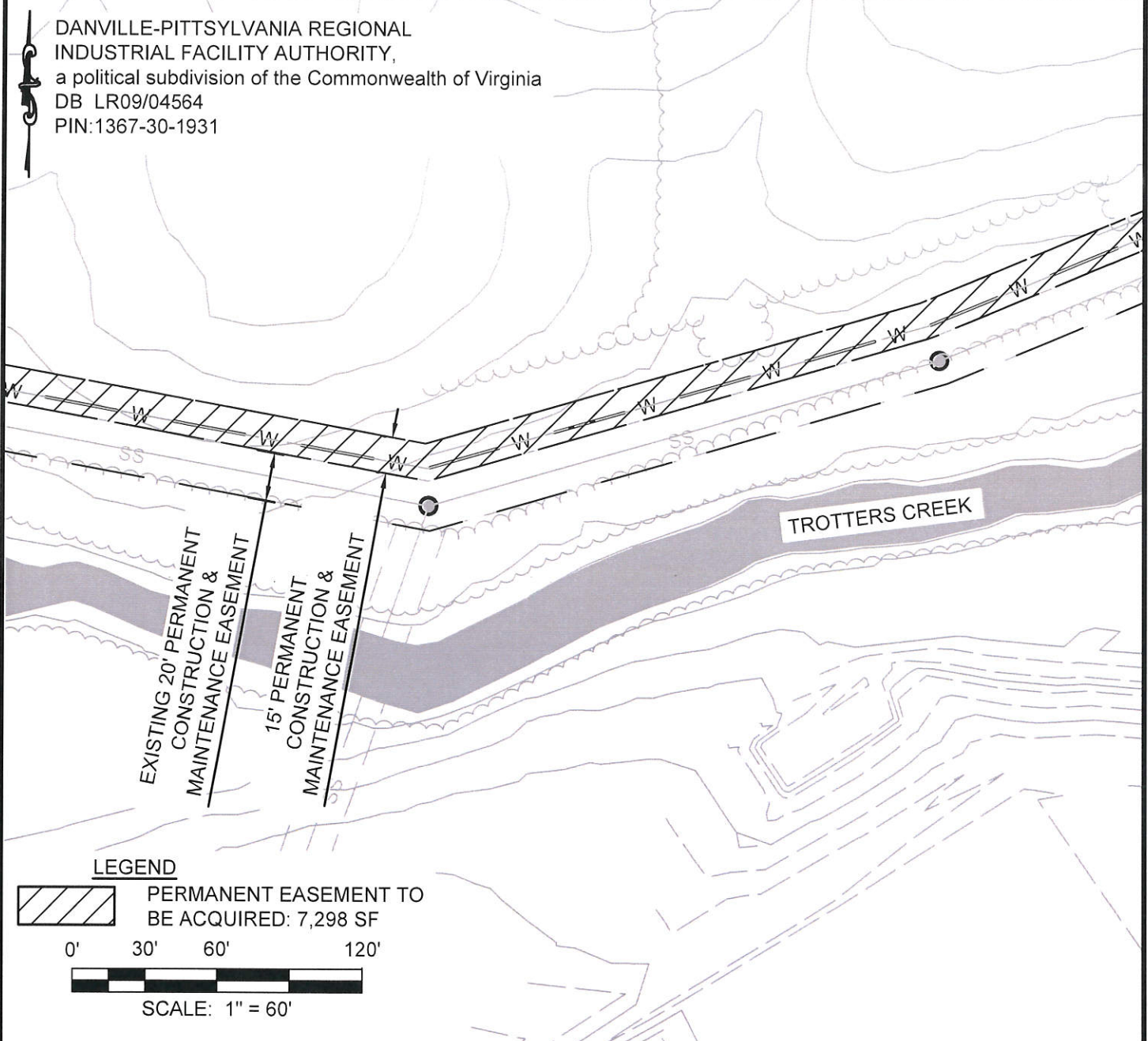
CITY OF DANVILLE

Exhibit Showing 20" Watermain Easement
Across Property Of

Property ID: 1367-30-1931
Address: 3458 BERRY HILL RD
DANVILLE, VA 24541

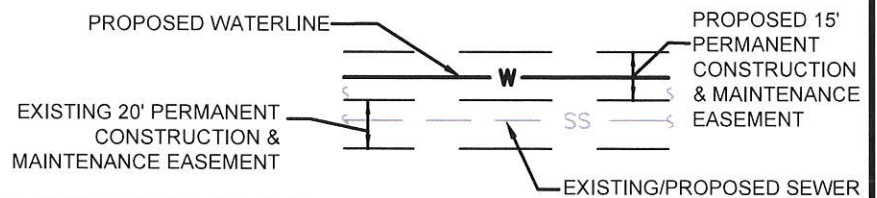
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INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia
Signature:
Date:

DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia
DB LR09/04564
PIN:1367-30-1931



20" WATERMAIN
EASEMENT LIMITS: 15'

SHEET: A-31



CITY OF DANVILLE

Exhibit Showing 20" Watermain Easement
Across Property Of

Property ID: 1367-30-1931

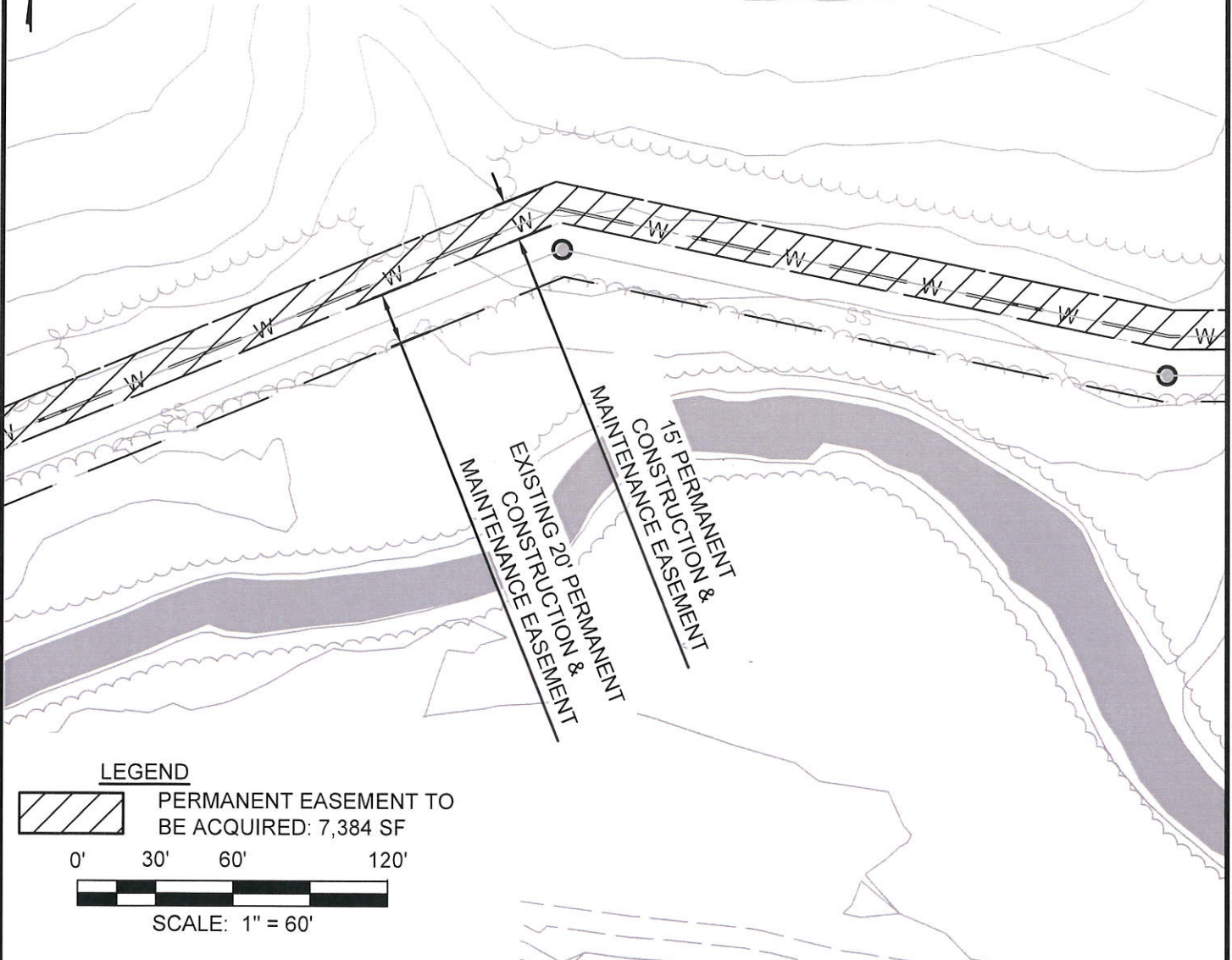
Address: 3458 BERRY HILL RD
DANVILLE, VA 24541

Owner: DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia

Signature:

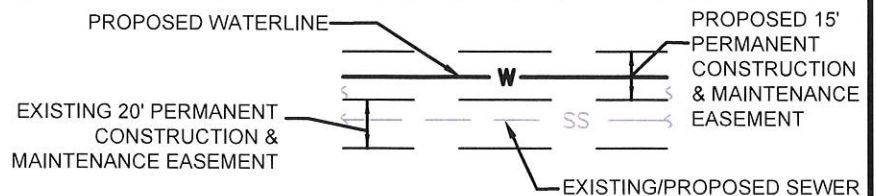
Date:

DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia
DB LR09/04564
PIN: 1367-30-1931



20" WATERMAIN
EASEMENT LIMITS: 15'

SHEET: A-32



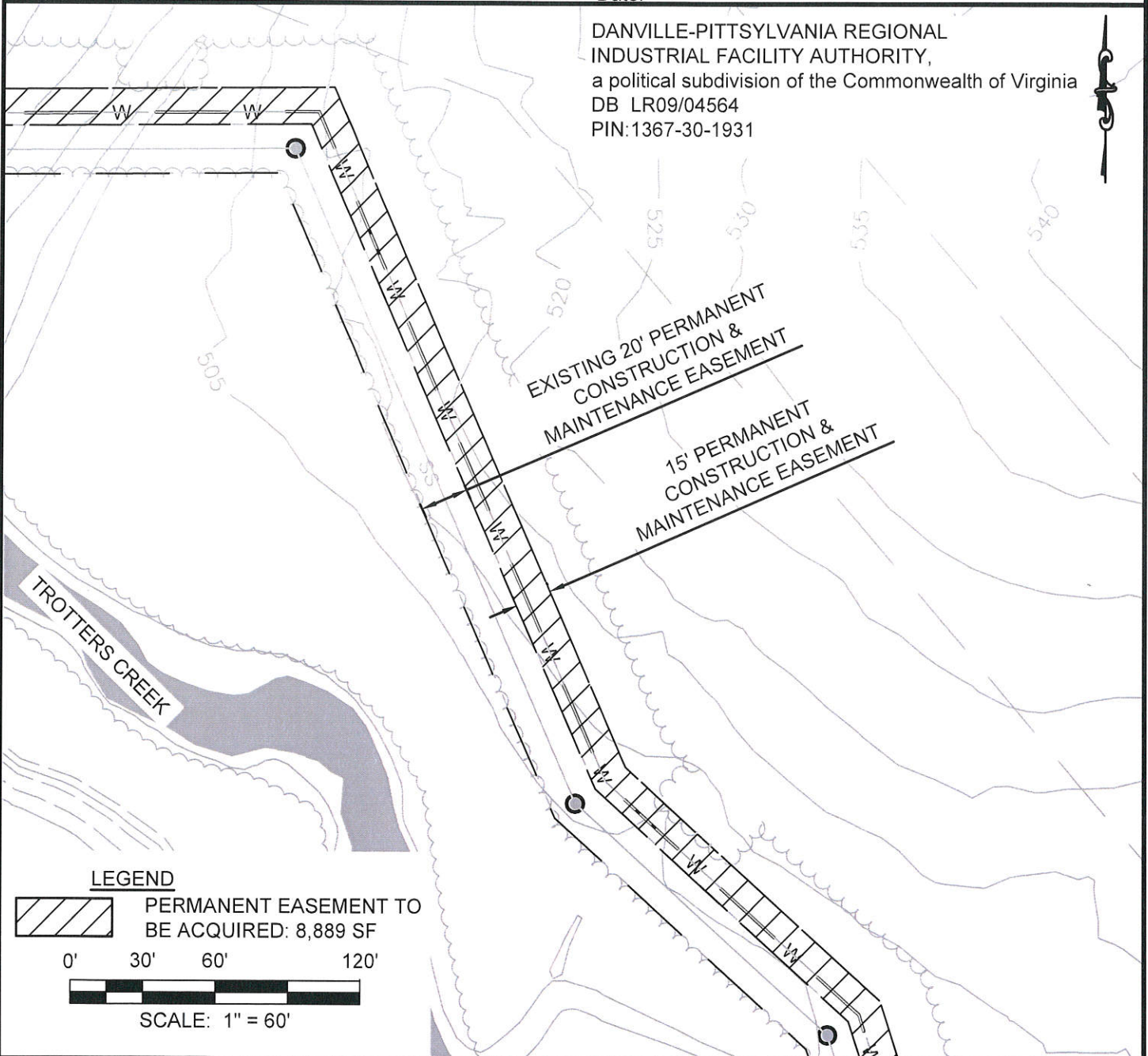
CITY OF DANVILLE

Exhibit Showing 20" Watermain Easement
Across Property Of

Property ID: 1367-30-1931
Address: 3458 BERRY HILL RD
DANVILLE, VA 24541

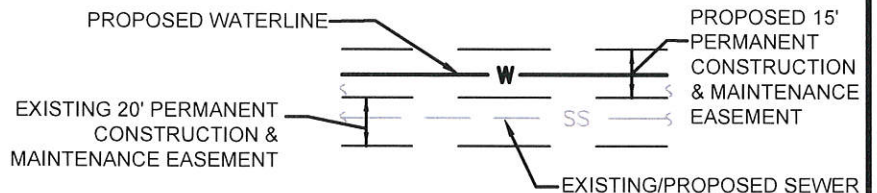
Owner: DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia
Signature:
Date:

DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia
DB LR09/04564
PIN:1367-30-1931



20" WATERMAIN
EASEMENT LIMITS: 15'

SHEET: A-33



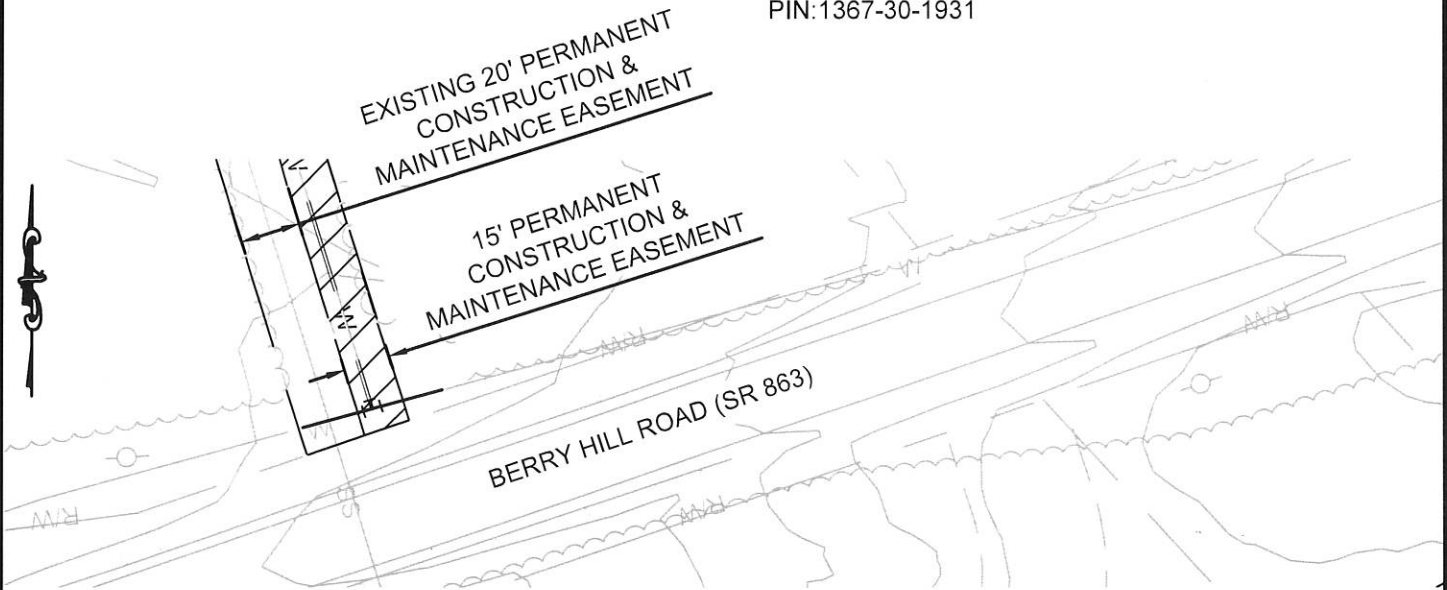
CITY OF DANVILLE

Exhibit Showing 20" Watermain Easement
Across Property Of

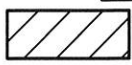
Property ID: 1367-30-1931
Address: 3458 BERRY HILL RD
DANVILLE, VA 24541

Owner: DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia
Signature:
Date:

DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY,
a political subdivision of the Commonwealth of Virginia
DB LR09/04564
PIN:1367-30-1931



LEGEND

 PERMANENT EASEMENT TO
BE ACQUIRED: 1,051 SF

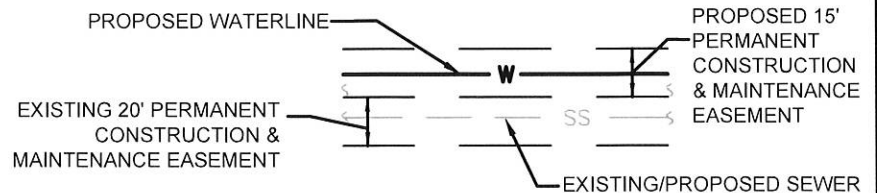
0' 30' 60' 120'



SCALE: 1" = 60'

20" WATERMAIN
EASEMENT LIMITS: 15'

SHEET: A-34



ITEM: 5.C.
DATE: November 13, 2023
FROM: Michael Guanzon | Legal Counsel to Authority
RE: Consideration of Resolution No. 2023-11-13-5C, approving the grant to the City of Danville, Virginia, of a permanent easement for water utility facilities to be used as one or more water tanks, to contain approximately 3.75 acres of land, located in the Authority's Southern Virginia Megasite project in Pittsylvania County (Lot 7, GPIN 1356-75-0037) – Mr. Grey

SUMMARY

The Board will be asked to approve Resolution 2023-11-13-5C approving the grant of a permanent easement to the City of Danville for water utility facilities, to be used for one or more water tanks at the SVM.

ATTACHMENTS

1. Resolution 2023-11-13-5C
2. Exhibit A

A RESOLUTION APPROVING THE GRANT TO THE CITY OF DANVILLE, VIRGINIA, OF A PERMANENT EASEMENT FOR WATER UTILITY FACILITIES TO BE USED AS ONE OR MORE WATER TANKS, TO CONTAIN APPROXIMATELY 3.75 ACRES OF LAND, LOCATED IN THE AUTHORITY’S SOUTHERN VIRGINIA MEGASITE PROJECT IN PITTSYLVANIA COUNTY (LOT 7, GPIN 1356-75-0037)

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, under Resolution No. 2019-10-15-5C, the Authority authorized a water and sewer infrastructure project (the “**W&S Project**”) to service the Authority’s Southern Virginia Megasite project located in Pittsylvania County, Virginia (the “**SVM**”); and

WHEREAS, the W&S Project requires the Authority to grant certain utility easements to the City; and the City has requested a permanent easement for water utility facilities over certain real property in the SVM (Lot 7, GPIN 1356-75-0037) to contain approximately **3.75 acres of land** for the construction and operation of one or more water tanks and other related and incidental uses, in substantially the form shown on **Exhibit A**, attached hereto and incorporated herein by this reference (the “**Oak Hill Road Water Tank Easement**”); and

WHEREAS, the Authority has reviewed and desires to execute and to deliver to the City the Oak Hill Road Water Tank Easement to facilitate the W&S Project and the further development of the SVM; and

WHEREAS, the Authority has determined that it is in the best interests of the Authority, the citizens of the County and the City, and in furtherance of the development of the SVM, for the Authority to approve, to execute and to deliver to the City the Oak Hill Road Water Tank Easement, consistent with this Resolution.

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

1. The Authority hereby approves the negotiation, execution and delivery of the Oak Hill Road Water Tank Easement, subject to the approval by legal counsel to the Authority as to legal form. The Authority hereby authorizes the Chairman and the Vice Chairman, either of whom may act independently of the other, in consultation with the other, to further negotiate and amend the Oak Hill Road Water Tank Easement, on behalf of the Authority, consistent with this Resolution and as approved by legal counsel to the Authority as to legal form, such execution of any such amendments by the Chairman (or Vice Chairman as the case may be) to conclusively establish the approval of any such amendments.

Resolution No. 2023-11-13-5C

2. The Authority hereby authorizes and directs the City Manager Officer, the County Administrator Officer, and the Authority's 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 Oak Hill Road Water Tank Easement, or as they in their discretion deem necessary or appropriate in order to carry out the intent and purposes of these resolutions; however, such authorization shall be subject to the same approval by legal counsel to the Authority.

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 Oak Hill Road Water Tank Easement, and the matters contemplated therein or related thereto on before the date of this Resolution is adopted.

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 November 13, 2023, 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 13th day of November 2023.

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

(SEAL)

Exhibit A
(Form of the Oak Hill Road Water Tank Easement)

the Grantor, and shall be binding upon the heirs, executors, administrators, successors and assigns of Grantor and Grantee.

WITNESS the following signature(s) and seal(s).

(Name), Grantor (SEAL)

(Name), Grantor (SEAL)

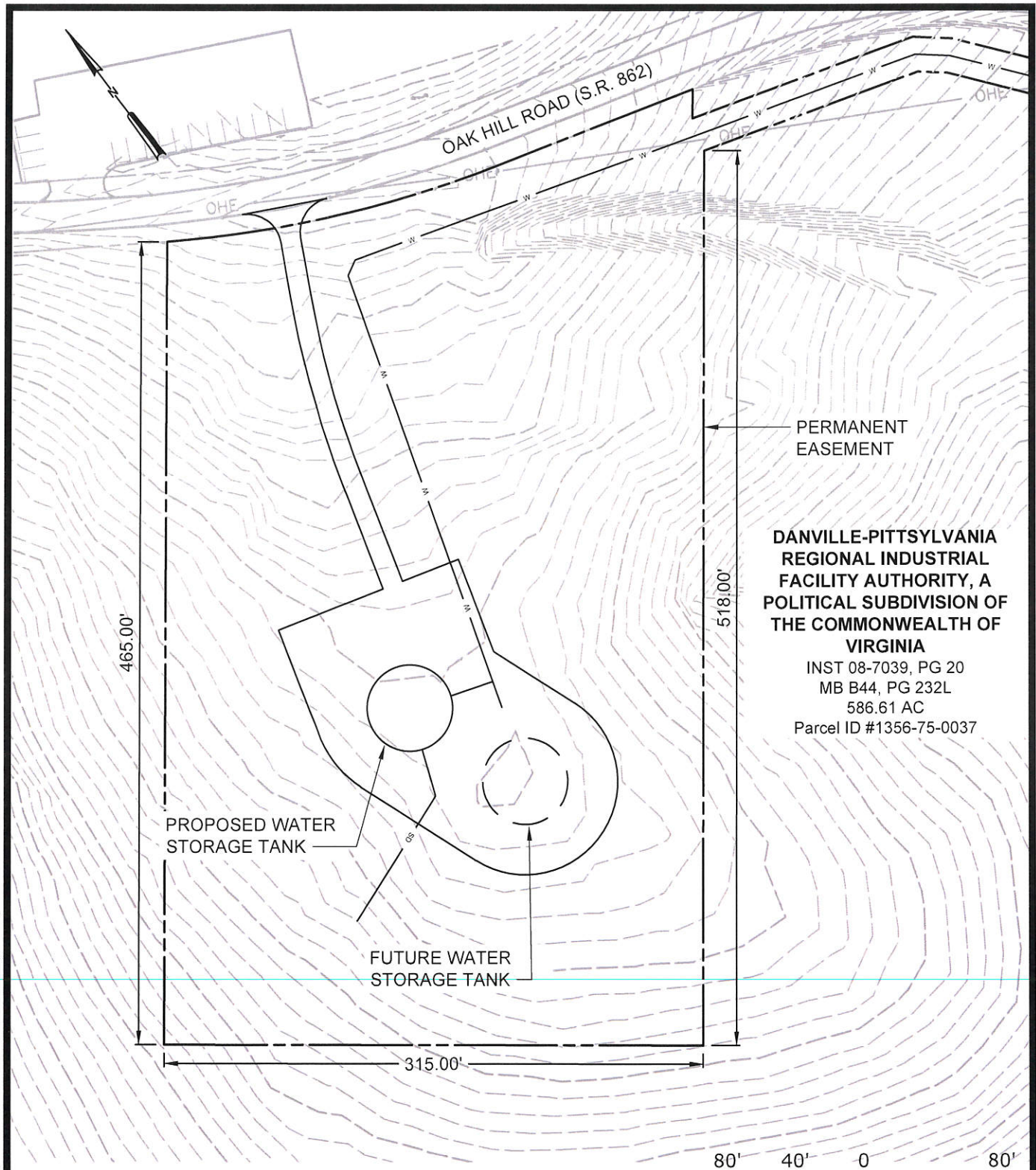
COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this _____ day of _____,
20____, by _____.

Notary Public

My Commission expires ____ day of _____, 20____.



Hazen

HAZEN AND SAWYER
1555 ROSENEATH ROAD
RICHMOND, VA 23230

SCALE: 1" = 80'

OWNER: DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL AUTHORITY, A POLITICAL SUBDIVISION OF THE COMMONWEALTH OF VIRGINIA

**OAK HILL ROAD WATER
STORAGE TANK
EASEMENT EXHIBIT**

SHEET B1

ITEM: 5.D.
DATE: November 13, 2023
FROM: Michael Guanzon | Legal Counsel to Authority
RE: Consideration of Resolution No. 2023-11-13-5D, approving the grant to the City of Danville, Virginia, of a permanent 20-foot wide easement for water utility facilities to be used as a 20-inch water main pipeline to run along certain portions of Oak Hill Road, located in the Authority's Southern Virginia Megasite project in Pittsylvania County (GPINs 1367-30-1931 and 1356-75-0037) – Mr. Grey

SUMMARY

The Board will be asked to approve Resolution 2023-11-13-5D approving the grant to the City of Danville of a permanent easement for water utility facilities to be used as a 20-inch water main pipeline at SVM.

ATTACHMENTS

1. Resolution 2023-11-13-5D
2. Exhibit A

A RESOLUTION APPROVING THE GRANT TO THE CITY OF DANVILLE, VIRGINIA, OF A PERMANENT 20-FOOT WIDE EASEMENT FOR WATER UTILITY FACILITIES TO BE USED AS A 20-INCH WATER MAIN PIPELINE TO RUN ALONG CERTAIN PORTIONS OF OAK HILL ROAD, LOCATED IN THE AUTHORITY'S SOUTHERN VIRGINIA MEGASITE PROJECT IN PITTSYLVANIA COUNTY (GPINs 1367-30-1931 AND 1356-75-0037)

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, under Resolution No. 2019-10-15-5C, the Authority authorized a water and sewer infrastructure project (the “**W&S Project**”) to service the Authority’s Southern Virginia Megasite project located in Pittsylvania County, Virginia (the “**SVM**”); and

WHEREAS, the W&S Project requires the Authority to grant certain utility easements to the City; and the City has requested a permanent 20-foot wide easement for water utility facilities to be used as a 20-inch water main pipeline and other related and incidental uses, to run along certain portions of Oak Hill Road, located in the SVM (GPINs 1367-30-1931 and 1356-75-0037), in substantially the form shown on **Exhibit A**, attached hereto and incorporated herein by this reference (the “**Oak Hill Road Water Pipeline Easement**”); and

WHEREAS, the Authority has reviewed and desires to execute and to deliver to the City the Oak Hill Road Water Pipeline Easement to facilitate the W&S Project and the further development of the SVM; and

WHEREAS, the Authority has determined that it is in the best interests of the Authority, the citizens of the County and the City, and in furtherance of the development of the SVM, for the Authority to approve, to execute and to deliver to the City the Oak Hill Road Water Pipeline Easement, consistent with this Resolution.

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

1. The Authority hereby approves the negotiation, execution and delivery of the Oak Hill Road Water Pipeline Easement, subject to the approval by legal counsel to the Authority as to legal form. The Authority hereby authorizes the Chairman and the Vice Chairman, either of whom may act independently of the other, in consultation with the other, to further negotiate and amend the Oak Hill Road Water Pipeline Easement, on behalf of the Authority, consistent with this Resolution and as approved by legal counsel to the Authority as to legal form, such execution of

Resolution No. 2023-11-13-5D

any such amendments by the Chairman (or Vice Chairman as the case may be) to conclusively establish the approval of any such amendments.

2. The Authority hereby authorizes and directs the City Manager Officer, the County Administrator Officer, and the Authority's 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 Oak Hill Road Water Pipeline Easement, or as they in their discretion deem necessary or appropriate in order to carry out the intent and purposes of these resolutions; however, such authorization shall be subject to the same approval by legal counsel to the Authority.

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 Oak Hill Road Water Pipeline Easement, and the matters contemplated therein or related thereto on before the date of this Resolution is adopted.

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 November 13, 2023, 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 13th day of November 2023.

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

(SEAL)

Exhibit A
(Form of the Oak Hill Road Water Pipeline Easement)

This instrument prepared by: on behalf of the City of Danville, Department of Utilities,
Water and Gas Division

THIS DEED OF EASEMENT, made and entered into this ____ day of November 2023, by and between DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY, a political subdivision of the Commonwealth of Virginia, herein referred to as "Grantor"; and the CITY OF DANVILLE, VIRGINIA, P.O. Box 3300, Danville, Virginia 24543, a municipal corporation chartered under the laws of the Commonwealth of Virginia, herein referred to as "Grantee";

A permanent easement for water utility facilities, consisting of the perpetual right to enter and to install, construct, erect, maintain, repair, rebuild, replace, operate and patrol such mains and facilities, including all necessary pipes, posts, terminals, location markers, manholes, fixtures, and other appurtenances, and the right to reconstruct, improve, add to, enlarge, change the type, as well as the size of and remove such facilities or any of them or those of such other system or systems as are duly authorized by Grantee, as may be from time to time required, in, upon, under, over, or across the parcel or tract of land described as follows.

together with the right to permit any other person, firm or corporation to attach or install wires to or together with any facilities hereunder within the easement and to operate the same for communications purposes with the right of ingress and egress to said premises at all times, to clear the land and keep it cleared of all trees, undergrowth or other obstructions within the easement area, to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the easement area which might interfere with or fall upon the lines or systems of communications or power transmission or distribution and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the land heretofore described, over, along, under and across the roads, street or highways adjoining or through said property.

Page 74 of 94

the Grantor, and shall be binding upon the heirs, executors, administrators, successors and assigns of Grantor and Grantee.

WITNESS the following signature(s) and seal(s).

(Name), Grantor (SEAL)

(Name), Grantor (SEAL)

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this _____ day of _____,
20____, by _____.

Notary Public

My Commission expires ____ day of _____, 20____.

File = O:\32269-RAL\32269-01\CAD_BIM\Civil\TANK\PLAT Saved by AStephens Save date = 10/27/2023 6:10 AM



THE TRUSTEES OF HARMONY
UNITED METHODIST CHURCH
1004
1004

OAK HILL ROAD (S.R. 862)

20' PERMANENT
EASEMENT

DANVILLE-PITTSYLVANIA
REGIONAL INDUSTRIAL
FACILITY AUTHORITY, A
POLITICAL SUBDIVISION OF
THE COMMONWEALTH OF
VIRGINIA

INST 08-7039, PG 20
MB B44, PG 232L
586.61 AC
Parcel ID #1356-75-0037



SCALE: 1" = 60'

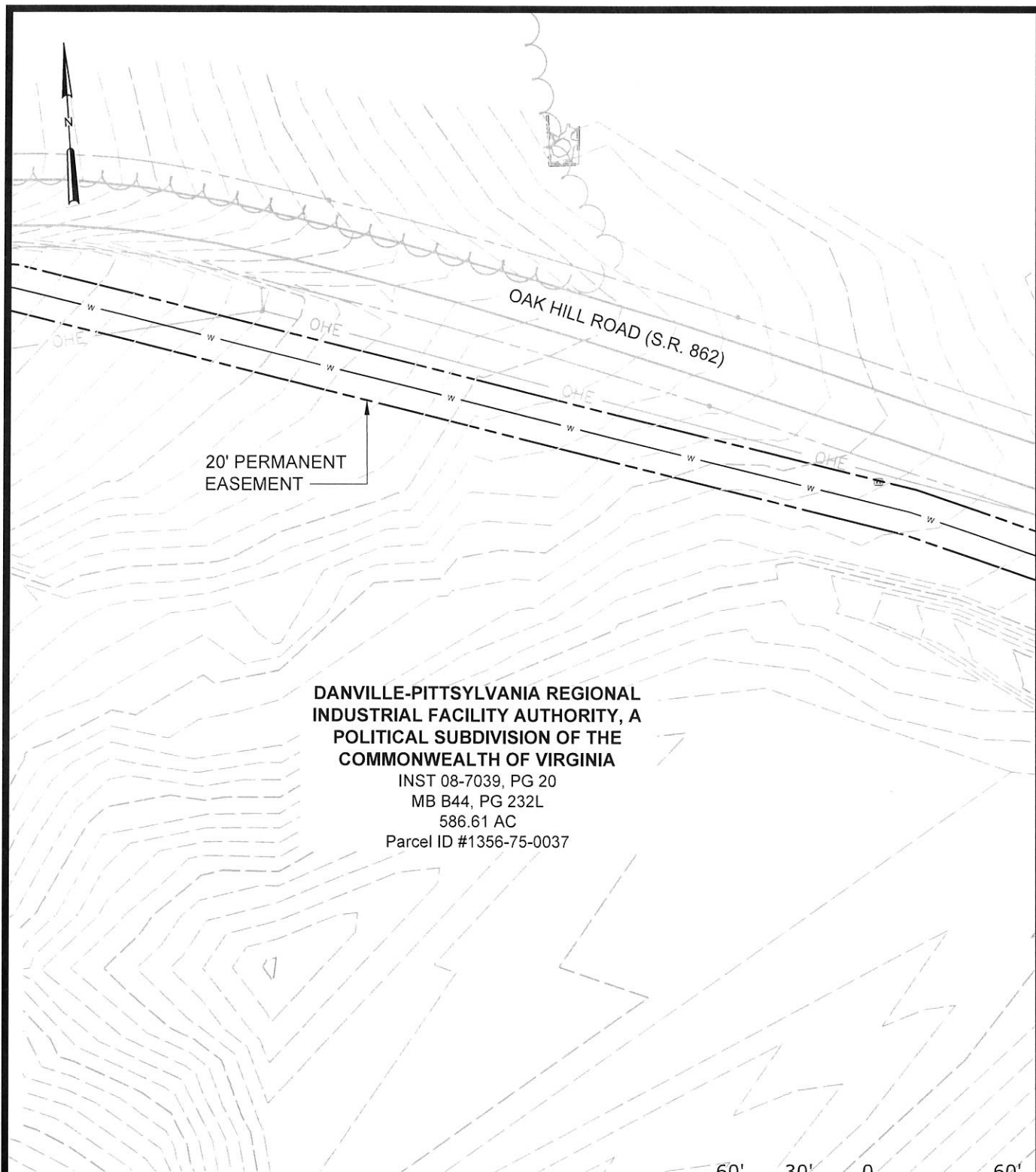
Hazen

HAZEN AND SAWYER
1555 ROSENEATH ROAD
RICHMOND, VA 23230

OWNER: DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL AUTHORITY, A POLITICAL SUBDIVISION
OF THE COMMONWEALTH OF VIRGINIA

OAK HILL ROAD WATER MAIN
EASEMENT EXHIBIT

SHEET C1



**DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY, A
POLITICAL SUBDIVISION OF THE
COMMONWEALTH OF VIRGINIA**

INST 08-7039, PG 20
MB B44, PG 232L
586.61 AC
Parcel ID #1356-75-0037



SCALE: 1" = 60'

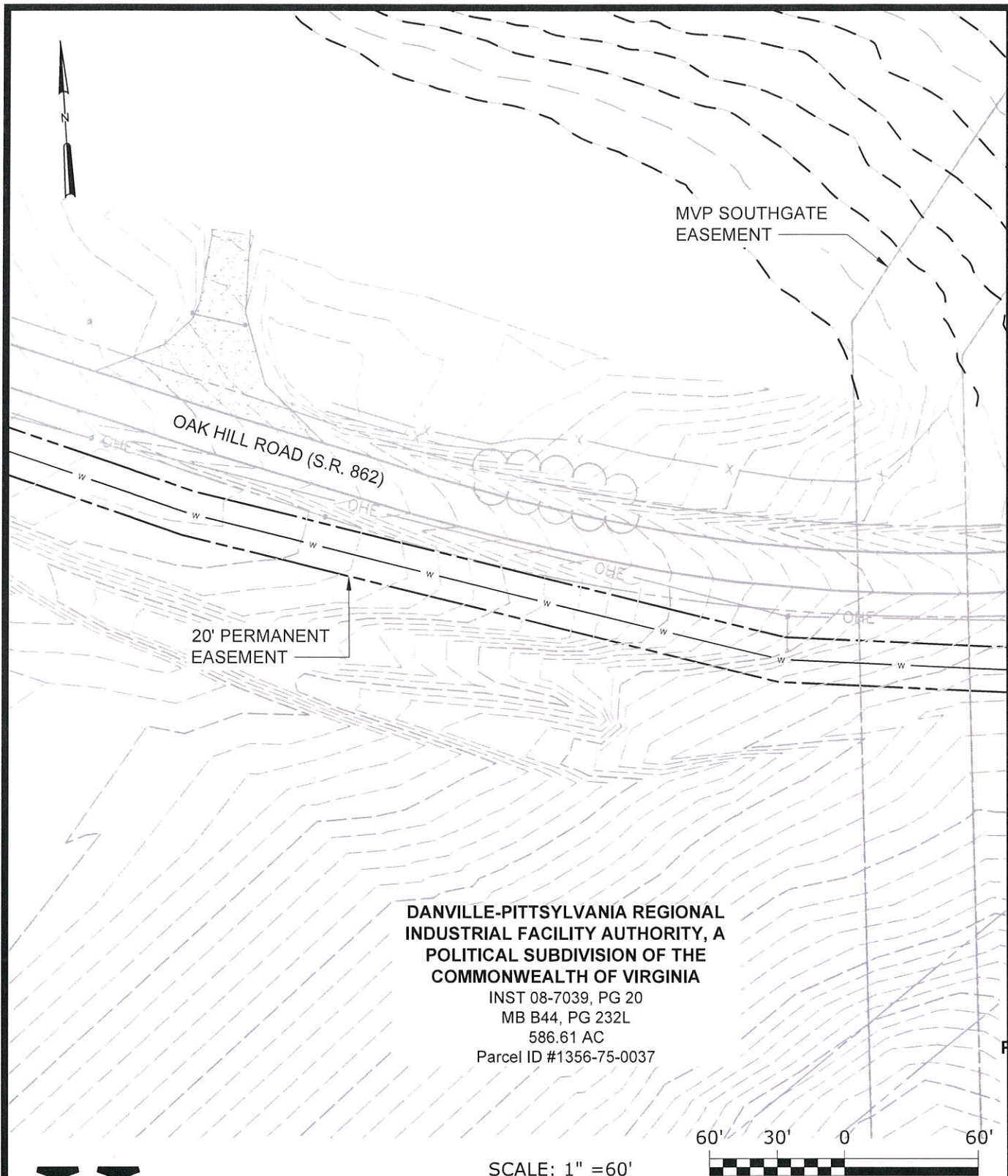
Hazen

HAZEN AND SAWYER
1555 ROSENEATH ROAD
RICHMOND, VA 23230

OWNER: DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL AUTHORITY, A POLITICAL SUBDIVISION
OF THE COMMONWEALTH OF VIRGINIA

**OAK HILL ROAD WATER MAIN
EASEMENT EXHIBIT**

SHEET C2



Hazen

HAZEN AND SAWYER
1555 ROSENEATH ROAD
RICHMOND, VA 23230

OWNER: DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL AUTHORITY, A POLITICAL SUBDIVISION OF THE COMMONWEALTH OF VIRGINIA

**OAK HILL ROAD WATER MAIN
EASEMENT EXHIBIT**

SHEET C3

DANVILLE-PITTSYLVANIA
REGIONAL INDUSTRIAL
FACILITY AUTHORITY, A
POLITICAL SUBDIVISION OF
THE COMMONWEALTH OF
VIRGINIA

DB 09, PG 4564
MB B44, PG 232M
2107.44 ACPARCEL ID #1367-30-1931

EXISTING
TRANSCONTINENTAL
GAS MAINTAINED
CORRIDOR

TRANSCONTINENTAL
GAS EASEMENT

20' PERMANENT
EASEMENT

OAK HILL ROAD (S.R. 862)

TRANSCONTINENTAL
GAS PIPE LINE
DB 334, PG 247
2.15 AC
Parcel ID #1356-88-1456

20' PERMANENT
EASEMENT

SOUTHWESTERN
VIRGINIA GAS
COMPANY
DB 843, PG 229
0.230 AC
Parcel ID #1356-88-1352

DANVILLE-PITTSYLVANIA
REGIONAL INDUSTRIAL
FACILITY AUTHORITY, A
POLITICAL SUBDIVISION OF THE
COMMONWEALTH OF VIRGINIA

INST 08-7039, PG 20
MB B44, PG 232L
586.61 AC
Parcel ID #1356-75-0037



SCALE: 1" = 60'

Hazen

HAZEN AND SAWYER
1555 ROSENEATH ROAD
RICHMOND, VA 23230

OWNER: DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL AUTHORITY, A POLITICAL SUBDIVISION
OF THE COMMONWEALTH OF VIRGINIA

OAK HILL ROAD WATER MAIN
EASEMENT EXHIBIT

SHEET C4

ITEM: 5.E.
DATE: November 13, 2023
FROM: Michael Adkins | Authority Treasurer
RE: Financial Status Reports as of October 31, 2023

SUMMARY

A review of the financial status reports through October 31, 2023 will be provided at the Meeting. The financial status reports as of October 31, 2023 are attached for the DPRIFA Board's review.

ATTACHMENTS

1. Financial Reports

**Danville - Pittsylvania Regional Industrial Facility
Authority**

Financial Status

Table of Contents

- A. \$7.3 Million Bonds - Cane Creek Centre
- B. General Expenditures for FY2024
- C. Mega Park – Funding Other than Bond Funds
- D. SVM at Berry Hill – Lot 4 Site Development
- E. SVM at Berry Hill – Lots 1 & 2 Site Development
- F. SVM at Berry Hill – Water & Sewer
- G. Cyber Park Site Development
- H. Rent, Interest, and Other Income Realized FY2024
- I. Monthly Checks
- J. Unaudited Financial Statements

Danville-Pittsylvania Regional Industrial Facility Authority

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

As of October 31, 2023

	<u>Funding</u>	<u>Budget / Contract Amount</u>	<u>Expenditures</u>	<u>Encumbered</u>	<u>Unexpended / Unencumbered</u>
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	65,559.12	11,427.34	
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		2,250.00	347,194.30	2,250.00	
Total	\$ 7,578,582.12	\$ 4,318,495.58	\$ 7,564,279.78	\$ 13,677.34	\$ 625.00

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

⁴ 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.

⁵ 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.

⁶ 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.

⁷ 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 2024

As of October 31, 2023

	<u>Funding</u>	<u>Budget</u>	<u>FY Expenditures</u>	<u>Current Month Expenditures</u>	<u>Encumbered</u>	<u>Unexpended / Unencumbered</u>
Funding						
City Contribution	\$ 100,000.00					
County Contribution	100,000.00					
Transfer from Unrestricted Fund Balance						
 Contingency						
Miscellaneous contingency items		\$ 4,000.00	\$ 90.54	\$ -	\$ -	\$ 3,909.46
Total Contingency Budget		4,000.00	90.54	-	-	3,909.46
 Legal		120,000.00	8,936.50	-	-	111,063.50
Accounting		26,900.00	10,000.00	10,000.00	-	16,900.00
Marketing		40,000.00	-	-	-	40,000.00
Postage & Shipping		100.00	-	-	-	100.00
Meals		4,000.00	1,316.22	420.00	-	2,683.78
Utilities		2,000.00	506.54	186.58	-	1,493.46
Insurance		3,000.00	-	-	-	3,000.00
Maintenance		-	19,560.00	19,560.00	-	(19,560.00)
Total	\$ 200,000.00	\$ 200,000.00	\$ 40,409.80	\$ 30,166.58	\$ -	<u><u>\$ 159,590.20</u></u>

Danville-Pittsylvania Regional Industrial Facility Authority
Southern Virginia Megasite at Berry Hill - Funding Other than Bond Funds
As of October 31, 2023

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 Berry Hill Industrial Park - Phase II Land and Engineering	2,700,000.00				
TIC #2264 Berry Hill Industrial Park - Phase II Land and Engineering deobligated	(699,873.73)				
TIC #2264 Local Match for Property & Improvements (County)	500,000.00				
TIC #2264 Local Match for Property & Improvements (City)	500,000.00				
VA Economic Development Partnership MEI Grant Funds	577,503.14				
Virginia Resources Authority - TRRF Loan #3658	4,500,000.00				
VBRSP Site Development Grant from VEDP FY2023	1,500,000.00				
Transfer from Unrestricted Funds - "Other Income"	419,840.86				
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	-	
ROW purchase for connector road		832,300.25	832,300.25	-	
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		1,480,380.00	984,405.00	495,975.00	
Appalachian Power Company		5,178,500.00	5,178,500.00	-	
Banister Bend Farm, LLC		199,064.00	199,064.00	-	
Virginia Department of Transportation (VDOT)		279,399.00	279,399.00	-	
Transcontinental (Williams Transco)		40,000.00	40,000.00	-	
Stantec Consulting Services Inc.		2,400.00	2,400.00	-	
Troutman, Pepper, Hamilton, Sanders LLP		50,000.00	11,410.00	38,590.00	
Dewberry Engineers		7,500.00	7,500.00	-	
HGS LLC		483,000.00	-	483,000.00	
Transfer available funds to "Berry Hill Mega Park - Lot 4 Site Development" Project ⁸		-	11,203.15	-	
Total	\$ 24,228,995.10	\$ 23,734,437.83	\$ 22,713,902.12	\$ 1,020,535.71	\$ 494,557.27

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 Commission 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 - Lot 4 Site Development
As of October 31, 2023

	<u>Funding</u>	<u>Budget / Contract Amount</u>	<u>Expenditures</u>	<u>Encumbered</u>	<u>Unexpended / Unencumbered</u>
Funding					
Tobacco Commission FY12 Megasite Allocation	\$ 6,208,153.00				
Local Match for TIC FY12 Megasite Allocation - County Portion ¹	750,000.00				
Local Match for TIC FY12 Megasite Allocation - City Portion ¹	750,000.00				
Local Match for TIC FY12 Megasite Allocation - RIFA Portion ²	181,000.00				
Transfer in from "Mega Park - Funding Other than Bond Funds" Budget ³	11,203.15				
Transfer to Other Income - Unrestricted Funds	152,170.40				
Transfer from SVM Berry Hill Lots 1 & 2	138,000.00				
Expenditures					
Dewberry Engineers Inc.		1,707,562.81	1,707,562.81	-	
Jones Lang LaSalle		95,000.00	95,000.00	-	
Jones Lang LaSalle - Economic Analysis		12,000.00	12,000.00	-	
VA Water Protection Permit Fee		57,840.00	57,840.00	-	
Wetlands Studies and Solutions, Inc.		77,027.64	77,027.64	-	
Banister Bend Farm, LLC - Wetland and Stream Credits		122,968.00	122,968.00	-	
DEQ - Construction Activity General Permit		11,860.00	11,860.00	-	
Haymes Brothers, Inc. - Construction on Phase 1 Graded Pad		4,243,151.21	4,243,151.21	-	
Haymes Brothers, Inc. - Phase 1 Pad A Extension/Expansion		1,679,616.89	1,679,616.89	-	
Haymes Brothers, Inc. - Phase 1 Development		290,500.00	290,500.00	-	
Transfers to "General Expenditures Fiscal Year 2015" Contingency ³					
Jones Lang LaSalle - Market Analysis Study		(95,000.00)	(95,000.00)	-	
Jones Lang LaSalle - Economic Analysis		(12,000.00)	(12,000.00)	-	
Total	\$ 8,190,526.55	\$ 8,190,526.55	\$ 8,190,526.55	\$ -	\$ -

¹ \$300,000 of this was received from each locality 6-2014. \$450,000 received 8-2014. \$450,000 received 9-2014.

² The RIFA Board approved on 2/11/2013 to transfer the remaining funds of \$175,316.17 from the "Funds Available for Appropriation" budget sheet and funds of \$5,683.83 from the "Rent, Interest, and Other Income Realized" budget sheet to use for the RIFA local match to Tobacco Commission grant #2491 for Berry Hill Mega Park Lot 4 Site Development.

³ As approved by RIFA Board on 10/16/2014 (\$108,603.35 of expenditures for Dewberry Engineers, Inc. was also transferred from remaining unexpended and unencumbered costs under Amendment #4)

Danville-Pittsylvania Regional Industrial Facility Authority

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

As of October 31, 2023

	<u>Funding</u>	<u>Budget / Contract Amount</u>	<u>Expenditures</u>	<u>Encumbered</u>	<u>Unexpended / Unencumbered</u>
Funding					
TIC #3358 Berry Hill Industrial Park - Site Improvements for Project Lignum	\$ 2,292,856.56				
TIC #3358 Local Match (County)	970,707.92				
TIC #3358 Local Match (City)	970,707.92				
VBRSP Site Development Grant from VEDP	1,312,400.00				
VBRSP Site Development Grant from VEDP (City)	216,546.00				
VBRSP Site Development Grant from VEDP (County)	216,546.00				
Transfers to/from other funding sheets	(1,669,212.10)				
Expenditures					
Dewberry Engineers Inc.		418,676.00	407,040.00	11,636.00	
Virginia Nutrient Bank		84,420.00	84,420.00	-	
Jimmy R. Lynch & Sons, Inc.		3,716,936.30	3,226,702.54	490,233.76	
Treasurer of Virginia		6,100.00	6,100.00	-	
Total	\$ 4,310,552.30	\$ 4,226,132.30	\$ 3,724,262.54	\$ 501,869.76	\$ 84,420.00

Danville-Pittsylvania Regional Industrial Facility Authority

Southern Virginia Megasite at Berry Hill - Water & Sewer

As of October 31, 2023

	<u>Funding</u>	<u>Budget / Contract Amount</u>	<u>Expenditures</u>	<u>Encumbered</u>	<u>Unexpended / Unencumbered</u>
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	3,716,897.35				
Expenditures					
Dewberry Engineers Inc.		912,309.99	888,109.99	24,200.00	
Haymes Brothers, Inc. - Phase I Sanitary Sewer		5,092,668.30	5,092,668.30	-	
Haymes Brothers, Inc. - Phase I Sanitary Sewer (City)		3,210,312.35	3,210,312.35	-	
C.W. Cauley & Son - Phase 1 Water		1,843,540.00	1,021,345.00	822,195.00	
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	\$ 11,561,488.64	\$ 11,096,401.64	\$ 10,250,006.64	\$ 846,395.00	\$ <u>465,087.00</u>

Danville-Pittsylvania Regional Industrial Facility Authority
Cyber Park Site Development
As of October 31, 2023

	<u>Funding</u>	<u>Budget / Contract Amount</u>	<u>Expenditures</u>	<u>Encumbered</u>	<u>Unexpended / Unencumbered</u>
<i>Funding</i>					
MEP TROF Loan	\$ 270,000.00				
Transfer from Other Income	132,090.00				
Transfer from SVM at BH Lots 1& 2	1,988,100.25				
<i>Expenditures</i>					
Dewberry Engineers Inc.		94,250.00	94,250.00	-	
Making Everything Possible LLC (Incentives)		270,000.00	270,000.00	-	
Virginia Nutrient Bank		37,840.00	37,840.00	-	
Sellers Brothers		1,988,100.25	1,888,695.24	99,405.01	
<i>Total</i>	\$ 2,390,190.25	\$ 2,390,190.25	\$ 2,290,785.24	\$ 99,405.01	\$ (0.00)

Danville-Pittsylvania Regional Industrial Facility Authority
Rent, Interest, and Other Income Realized for Fiscal Year 2024
As of October 31, 2023

Source of Funds	Funding				Unexpended / Unencumbered
	<u>Carryforward from FY2023</u>	<u>Receipts Current Month</u>	<u>Receipts FY2023</u>	<u>Expenditures FY2023</u>	
<u>Carryforward</u>	\$ 1,904,985.39				
<u>Current Lessees</u>					
Institute for Advanced Learning and Research (IALR) ¹		\$ 23,342.11	\$ 93,368.44		
Mountain View Farms of Virginia, L.C.			-		
Capital Outdoor, Inc.		-	2,000.00		
American Electric Power		4,500.00	6,000.00		
Total Rent		\$ 27,842.11	\$ 101,368.44		
<u>Interest Received</u> ²		\$ 5,297.35	\$ 15,898.19		
<u>Miscellaneous Income</u>		\$ 15,682.72	\$ 394,521.97		
Expenditures					
Hawkins Research Bldg. Property Mgmt. Fee				\$ 70,026.33	
Incentive Disbursements to Morgan Olson, LLC				\$ -	
Incentive Disbursements to MEP LLC				\$ -	
Transfers to other funding sheets				\$ 200,000.00	
Totals	\$ 1,904,985.39	\$ 48,822.18	\$ 511,788.60	\$ 270,026.33	\$ 2,146,747.66
				Restricted ¹	\$ 336,168.81
				Unrestricted	\$ 1,316,809.71
				Committed	\$ 493,769.14

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 Industrial Facility Authority
Monthly Disbursements
October 2023

Check Number	Date	Vendor Name	Paid Amount
ACH	10/4/2023	City of Danville	76.22
ACH	10/4/2023	City of Danville	69.86
2589	10/11/2023	Dewberry Engineers	192,815.00
2590	10/11/2023	IALR	23,342.11
2591	10/11/2023	IALR	420.00
2592	10/11/2023	Sellers Brothers Inc.	66,500.00
2593	10/11/2023	Sellers Brothers Inc.	19,560.00
2594	10/11/2023	Brown Edwards & Company	10,000.00
ACH	10/20/2023	City of Danville	40.50

Danville-Pittsylvania Regional Industrial Facility Authority
Statement of Net Position^{1, 2}
October 31, 2023*

	Unaudited FY 2024
Assets	
<u>Current assets</u>	
Cash - checking	\$ 64,854
Cash - money market	1,415,273
Accounts receivable	1,721,953
Prepays	-
<i>Total current assets</i>	<u>3,202,080</u>
<u>Noncurrent assets</u>	
Restricted cash - project fund CCC bonds	20,802
Restricted cash - debt service fund CCC bonds	549,859
Capital assets not being depreciated	23,076,605
Capital assets being depreciated, net	20,080,266
Construction in progress	33,927,268
<i>Total noncurrent assets</i>	<u>77,654,800</u>
Total assets	<u>80,856,880</u>
Liabilities	
<u>Current liabilities</u>	
Retainage payable	269,231
Accrued interest	138,252
Accounts Payable	-
Unearned income	-
Economic development payable - current portion	147,000
Bonds payable - current portion	515,000
<i>Total current liabilities</i>	<u>1,069,483</u>
<u>Noncurrent liabilities</u>	
Bonds payable - less current portion	205,000
Loans payable - less current portion	4,500,000
<i>Total noncurrent liabilities</i>	<u>4,705,000</u>
Total liabilities	<u>5,774,483</u>
Net Position	
Net investment in capital assets	76,384,941
Restricted - debt reserves	549,859
Unrestricted	(1,852,403)
Total net position	<u>\$ 75,082,397</u>

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.

*Please note these statements are for the period ended August 31, 2023 as of August 28, 2023, the date of preparation. Due to statement preparation occurring in close proximity to month-end, these statements may not include some pending adjustments for the period.

Danville-Pittsylvania Regional Industrial Facility Authority
Statement of Revenues and Expenses and Changes in Fund Net Position
October 31, 2023*

	Unaudited FY 2024
Operating revenues	
Rental income	103,468
Other Income	301,559
Total operating revenues	<u>405,027</u>
Operating expenses⁴	
Mega Park expenses ³	253,328
Cane Creek Centre expenses ³	7,296
Cyber Park expenses ³	141,978
Professional fees	14,971
Insurance	-
Other operating expenses	5,112
Total operating expenses	<u>422,685</u>
Operating income (loss)	<u>(17,658)</u>
Non-operating revenues (expenses)	
Interest income	15,898
Interest expense	-
Total non-operating expenses, net	<u>15,898</u>
Net income (loss) before capital contributions	<u>(1,760)</u>
Capital contributions	
Contribution - City of Danville	370,136
Contribution - Pittsylvania County	370,136
Total capital contributions	<u>740,272</u>
Change in net position	<u>738,512</u>
Net position at July 1, 2023	<u>74,343,885</u>
Net position at October 31, 2023	<u><u>\$ 75,082,397</u></u>

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
October 31, 2023*

	Unaudited FY 2024
Operating activities	
Receipts from leases	99,368
Other receipts	394,522
Payments to suppliers for goods and services	(913,607)
Net cash used by operating activities	(419,717)
Capital and related financing activities	
Capital contributions	540,272
Interest paid on bonds	(12,636)
Net cash provided by capital and related financing activities	527,636
Investing activities	
Interest received	15,898
Net cash provided by investing activities	15,898
Net increase (decrease) in cash and cash equivalents	123,817
Cash and cash equivalents - beginning of year (including restricted cash)	1,926,970
Cash and cash equivalents - through October 31, 2023 (including restricted cash)	\$ 2,050,787
Reconciliation of operating loss before capital contributions to net cash used by operating activities:	
Operating income (loss)	\$ (17,658)
Adjustments to reconcile operating loss to net cash used by operating activities:	
Changes in assets and liabilities:	
Change in prepaids	(3,139)
Change in due from other governments	-
Change in other receivables	107,037
Change in accrued interest	(12,636)
Change in accounts payable	(489,221)
Change in unearned income	(4,100)
Net cash used by operating activities	\$ (419,717)

Components of cash and cash equivalents at October 31, 2023:	
American National - Checking	\$ 64,854
American National - General money market	1,415,273
Wells Fargo - \$7.3M Bonds CCC Debt service fund	549,859
Wells Fargo - \$7.3M Bonds CCC Project fund	20,802
	\$ 2,050,787