



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**

June 10, 2024

12:00 PM

County of Pittsylvania Members

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

City of Danville Members

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

Staff

Kenneth F. Larking, City Manager Officer
Dave Arnold, Interim 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 May 13, 2024.

5. NEW BUSINESS

- A. Consideration of Resolution 2024-06-10-5A, approving those certain plans and specifications for improvements to Lot 3F (PIN 78471) in the Authority's Cyber Park located in Danville, Virginia, for the installation of a 9,000 gallon nitrogen tank by Electronic Instrumentation and Technology, LLC, a Virginia limited liability company, subject, however, to the satisfaction of certain technical conditions – Kenneth C. Gillie, Jr., Director of Community Development, City of Danville, Virginia.
- B. Consideration of Resolution 2024-06-10-5B, authorizing the Chairman of the Authority to execute, deliver and record a plat of abandonment of Oak Hill Road and related documents to abandon certain portions of Oak Hill Road adjacent to the Authority's Southern Virginia Megasite at Berry Hill project, located in Pittsylvania County, Virginia – Brian K. Bradner, P.E., Vice President, Dewberry Engineers Inc.
- C. Consideration of Resolution 2024-06-10-5C, approving Amendment No. 39, dated May 28, 2024, 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 ALTA survey and Phase I Environmental Site Assessment, located in Pittsylvania County, Virginia, at a lump sum fee of \$90,000.00 – Mr. Bradner
- D. Consideration of Resolution 2024-06-10-5D, approving the negotiation, execution and delivery of a Third Amendment to that certain Construction Materials Storage Lease Agreement with Appalachian Power Company, approved under Resolution No. 2021-10-10-5D, modifying the term to a month-to-month lease at a lease rate of \$1,500.00 per month, to complete certain transmission line and substation construction activities at the Authority's Southern Virginia Megasite at Berry Hill, located in Pittsylvania County, Virginia, including without limitation restoring the lease premises by replacing the existing gravel with new grass and closing out environmental permitting – Matthew D. Rowe, Director of Economic Development, Pittsylvania County
- E. Consideration of Resolution 2024-06-10-5E, authorizing the Chairman of the Authority to execute, deliver and record a subdivision plat and related documents to subdivide Lot 7D of the Authority's Cyber Park project, located in the City of Danville, Virginia, where Lot

7D will be subdivided into new Lots 7E and 7F, and to delineate certain boundary line adjustments – Mr. Bradner

- F. Consideration of Resolution 2024-06-10-5F, authorizing the Chairman of the Authority to commission a Regional Bus Feasibility Study, the scope of which would, at a minimum, include the availability and cost of implementing and operating regional bus service, the potential operator(s) of the services, the scope of services and the size of the market passengers – Kenneth F. Larking, City Manager Officer
- G. Financial Status Reports as of May 31, 2024. Michael L. Adkins, Authority Treasurer.
- H. Consideration of a Resolution approving the Fiscal Year 2025 General Expenditures Budget. (No written resolution). Michael L. Adkins, Authority Treasurer.

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.*

COMMUNICATIONS

- A. Authority Board Members*
- B. Staff*

9. ADJOURN