

INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA
MINUTES OF MEETING
DECEMBER 10, 2024

PURSUANT TO A WRITTEN NOTICE, A COPY OF WHICH IS ATTACHED HERETO, A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA WAS HELD IN THE CITY COUNCIL CONFERENCE ROOM, FOURTH FLOOR OF THE MUNICIPAL BUILDING ON TUESDAY, DECEMBER 10, 2024, AT 10:30 A.M.

THE FOLLOWING MEMBERS WERE PRESENT AND ABSENT:

PRESENT: T. NEAL MORRIS, CHAIRMAN
RUSSELL REYNOLDS, VICE CHAIRMAN
JOHN LARAMORE, SECRETARY
KRISTEN BARKER
ROBERT WOODALL
PHILIP HALL

ABSENT: DAVE CUMBO

ALSO PRESENT: W. CLARKE WHITFIELD, JR., CITY ATTORNEY
MICHAEL ADKINS, CHIEF FINANCIAL OFFICER
KELVIN PERRY, ECONOMIC DEVELOPMENT
KEN LARKING, CITY MANAGER
MADISON WHITTLE, COUNCILMAN
TERRI MCDANIEL, LEGAL SECRETARY

T. NEAL MORRIS, CHAIRMAN, CALLED THE MEETING TO ORDER AT 10:31 A.M.

ROLL CALL

MINUTES

COPIES OF THE MINUTES OF THE NOVEMBER 14, 2024, REGULAR CALLED MEETING OF THE IDA WERE DISTRIBUTED TO THE MEMBERS WITH THEIR AGENDA PACKETS. A MOTION WAS MADE BY MR. REYNOLDS TO APPROVE THE MINUTES AS PRESENTED. THE MOTION WAS SECONDED BY MR. LARAMORE AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

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

FINANCES

MICHAEL ADKINS, THE CHIEF FINANCIAL OFFICER AND DIRECTOR OF FINANCE, PROVIDED THE MEMBERS OF THE IDA BOARD AT THE MEETING WITH A PACKET OF THE CURRENT FINANCIAL STATEMENTS OF THE IDA.

A MOTION WAS MADE BY MS. BARKER TO APPROVE THE FINANCIAL REPORT. THE MOTION WAS SECONDED BY MR. HALL AND CARRIED WITH MEMBERS PRESENT VOTING AS FOLLOWS:

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

BEFORE ACTION ITEMS WERE ADDRESSED BY THE BOARD, MR. ED WALKER SPOKE BEFORE THE BOARD REGARDING HIS PERSPECTIVE AS AN ENTREPRENEUR AND THE WORK THAT THE IDA DOES. MR. WALKER COMPLIMENTED THE BOARD ON ITS VISION TO ADVANCE DANVILLE'S IMAGE THROUGH REPURPOSING PROPERTIES AND THINKING TOWARD THE FUTURE. HE STATED THAT THE STANCE OF THE BOARD AND THE MEMBERS OF ECONOMIC DEVELOPMENT UNDER THE LEAD OF CORRIE BOBE GAVE HIM CONFIDENCE TO INVEST IN DANVILLE. MR. WALKER WAS THANKED FOR HIS THOUGHTS.

RESOLUTIONS

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA AUTHORIZING AND APPROVING CAESAR'S VIRGINIA TO USE THE PARKING LOT ON BISHOP ROAD, DANVILLE, VIRGINIA, PARCEL 60539, FOR FIREWORKS AND DRONE DISPLAY FOR THEIR GRAND OPENING CELEBRATION.

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

MR. MORRIS	- AYE
MR. REYNOLDS	- AYE
MR. LARAMORE	- AYE

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

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING A LEASE AGREEMENT BETWEEN THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA AND MICHAEL W. CHEEK FOR THE PROPERTY IDENTIFIED AS 208 NORTH UNION STREET, SUITE 202.

MOTION WAS MADE BY MR. REYNOLDS; SECONDED BY MR. LARAMORE

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

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING A LEASE- AGREEMENT BETWEEN THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA AND CARTER CRAIG, BASS, BLAIR & KUSHNER, P.C. DBA CARTER CRAIG, ATTORNEYS AT LAW (VIRGINIA LD # 02502268), A VIRGINIA LIMITED LIABILITY COMPANY FOR THE PROPERTY IDENTIFIED AS PARCEL #20204 LOCATED ON PATTON STREET, DANVILLE, VIRGINIA

MOTION WAS MADE BY MR. WOODALL; SECONDED BY MS. BARKER

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

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING A LEASE- AGREEMENT BETWEEN THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA AND CARTER CRAIG, BASS, BLAIR & KUSHNER, P.C. DBA CARTER CRAIG, ATTORNEYS AT LAW, A VIRGINIA LIMITED LIABILITY COMPANY FOR THE PROPERTY IDENTIFIED AS 126 S UNION STREET PARCEL #20219.

MOTION WAS MADE BY MR. LARAMORE; SECONDED BY MS. BARKER

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

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE PURCHASE OF PROPERTY MANAGEMENT SOFTWARE FROM Re-LEASED SOFTWARE INC.

KELVIN PERRY OF ECONOMIC DEVELOPMENT EXPLAINED THAT THIS SOFTWARE IS USED TO TRACK RENT PAYMENTS, RENEWAL OF RENTAL AGREEMENTS, ETC.

MOTION WAS MADE BY MR. HALL; SECONDED BY MR. LARAMORE

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

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA, APPROVING AND AUTHORIZING THE DISPOSITION, REMOVAL, AND/OR SALE OF STRUCTURES ON PARCELS #75418 AND #52643, HAVING A STREET ADDRESS OF 188 STOKESLAND AVENUE EXTENSION.

MR. REYNOLDS QUESTIONED IF THE BUILDING REMOVALS INCLUDED THE CLUB HOUSE. STEPHEN GOULD EXPLAINED THAT IT DOES INCLUDE THE CLUB HOUSE.

MOTION WAS MADE BY MS. BARKER; SECONDED BY MR. HALL

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

A RESOLUTION APPROVING AND AUTHORIZING THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA TO REPLACE THE ROOF LOCATED AT 527 BRIDGE STREET DANVILLE, VIRGINIA THROUGH AN AGREEMENT WITH GARLAND/DBS INC. TO USE LEE-KESLER ROOFING IN AN AMOUNT NOT TO EXCEED \$689,788.00.

MOTION WAS MADE BY MS. BARKER; SECONDED BY MR. HALL

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

A RESOLUTION APPROVING AND AUTHORIZING THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA TO OBTAIN FINANCING WITH FIRST NATIONAL BANK FOR ROOF REPAIRS AT 527 BRIDGE STREET DANVILLE, VIRGINIA.

MOTION WAS MADE BY MS. BARKER; SECONDED BY MR. HALL

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

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA, APPROVING AND AUTHORIZING THE EXECUTION OF A PURCHASE AGREEMENT FOR AND THE ACTUAL PURCHASE OF PARCELS 22329, 21745, AND 21746 FROM SHELTON STREET LLC.

CITY MANAGER KEN LARKING EXPLAINED THAT THESE PARCELS WOULD BE USED FOR PARKING STRUCTURES WHICH WOULD BENEFIT DOWNTOWN AREA RESIDENTS AND BUSINESSES AS PARKING IS AN ISSUE.

MOTION WAS MADE BY MS. BARKER; SECONDED BY MR. HALL

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

A RESOLUTION OF ACTION BY UNANIMOUS WRITTEN CONSENT OF THE MEMBERS AND MANAGER OF 424 MEMORIAL DRIVE MANAGING MEMBER, LLC.

CITY MANAGER KEN LARKING EXPLAINED THAT THIS RESOLUTION WOULD ALLOW THE DEVELOPERS OF 424 MEMORIAL DRIVE TO TAKE ADVANTAGE OF THE HISTORIC TAX CREDIT WHICH WILL AID IN THE CONTINUED DEVELOPMENT OF THIS PARCEL.

MOTION WAS MADE BY MR. LARAMORE; SECONDED BY MR. WOODALL

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

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA AUTHORIZING AND APPROVING THE ATTACHED COMMENCEMENT DATE NOTICE.

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

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

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA AUTHORIZING AND APPROVING RIVER DISTRICT EVENTS LLC TO USE THE VACANT LOT AT THE CORNER OF MAIN AND CRAGHEAD STREETS FOR A NEW YEAR'S EVE CELEBRATION.

MOTION WAS MADE BY MR. WOODALL; SECONDED BY MS. BARKER

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

MR. REYNOLDS MOVED THE MEETING BE RECESSED AND THE BOARD IMMEDIATELY RECONVENED IN EXECUTIVE CLOSED MEETING FOR THE PURPOSES:

1. *DISCUSSION CONCERNING A PROSPECTIVE BUSINESS OR INDUSTRY OR THE EXPANSION OF AN EXISTING BUSINESS OR INDUSTRY WHERE NO PREVIOUS ANNOUNCEMENT HAS BEEN MADE AS PERMITTED BY SUBSECTION (A)(5) OF SECTION 2.2-3711 OF THE CODE OF VIRGINIA, 1950, AS AMENDED.*
2. *DISCUSSION OR CONSIDERATION OF THE ACQUISITION/DISPOSITION OF REAL PROPERTY FOR A PUBLIC PURPOSE WHERE DISCUSSION IN AN OPEN MEETING WOULD ADVERSELY IMPACT THE BARGAINING POSITION OF THE AUTHORITY AS PERMITTED BY SUBSECTION (A)(3) OF SECTION 2.2-3711 OF THE CODE OF VIRGINIA, 1950, AS AMENDED.*

MOTION WAS MADE BY MR. REYNOLDS; SECONDED BY MR. LARAMORE

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

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

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

UPON RECONVENING, MR. REYNOLDS MOVED THAT THE BOARD ADOPT A RESOLUTION CERTIFYING THAT TO THE BEST OF EACH MEMBER'S KNOWLEDGE THAT:

- 1. ONLY PUBLIC BUSINESS MATTERS LAWFULLY EXEMPTED FROM OPEN MEETING REQUIREMENTS UNDER SECTION 2.2-3711; AND*
- 2. ONLY SUCH PUBLIC BUSINESS MATTERS AS WERE IDENTIFIED IN THE MOTION BY WHICH THE CLOSED MEETING WAS CONVENED WERE HEARD, DISCUSSED, OR CONSIDERED IN THE CLOSED MEETING.*

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

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

UPON RECONVENING, THE BOARD ADDRESSED THE FOLLOWING RESOLUTIONS:

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING A LOAN NOT TO EXCEED A PRINCIPAL AMOUNT OF \$750,000 TO LANSING MELBOURNE GROUP, LLC, AND ITS MEMBERS IN THEIR PERSONAL CAPACITY.

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

MR. MORRIS	- AYE
MR. LARAMORE	-AYE
MR. REYNOLDS	- AYE

MRS. BARKER	- RECUSED HERSELF PURSUANT TO THE VIRGINIA CONFLICT OF INTEREST ACT
MR. HALL	- AYE
MR. WOODALL	- AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE,
VIRGINIA APPROVING A TERM SHEET FOR A LOAN FROM LOCUS IMPACT.

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

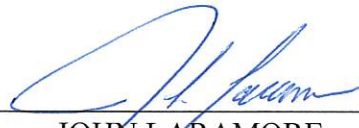
MR. MORRIS	- AYE
MR. LARAMORE	-AYE
MR. REYNOLDS	- AYE
MRS. BARKER	- AYE
MR. HALL	- AYE
MR. WOODALL	- AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE,
VIRGINIA APPROVING AND AUTHORIZING 300 LYNN STREET TO ENTER INTO AN
OPTION AGREEMENT WITH RENEWAL3 LLC FOR AN OPTION AGREEMENT TO
PURCHASE PARCEL NUMBERS 25198 (300 LYNN STREET), PARCEL 22862 (411
LOYAL STREET), AND PARCEL 22861 (417 LOYAL STREET), DANVILLE, VIRGINIA.

MOTION WAS MADE BY MR. LARAMORE; SECONDED BY MS. BARKER

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

ADJOURN AT 11:35



JOHN LARAMORE
SECRETARY



T. NEAL MORRIS
CHAIRMAN