

INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA
MINUTES OF MEETING
FEBRUARY 11, 2025

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 FOURTH FLOOR CONFERENCE ROOM OF THE MUNICIPAL BUILDING ON TUESDAY, FEBRUARY 11, 2025, AT 10:30 A.M.

THE FOLLOWING MEMBERS WERE PRESENT AND ABSENT:

PRESENT: T. NEAL MORRIS, CHAIRMAN
RUSSELL REYNOLDS, VICE CHAIRMAN
JAMES BEBEAU
ROBERT WOODALL

ABSENT: JOHN LARAMORE, SECRETARY
RUSSELL REYNOLDS, VICE CHAIRMAN
KRISTIN BARKER

ALSO PRESENT: W. CLARKE WHITFIELD, JR., CITY ATTORNEY
KIMBERLY GIBSON, CITY ATTORNEY'S OFFICE
MICHAEL ADKINS, CHIEF FINANCIAL OFFICER
CORRIE BOBE, ECONOMIC DEVELOPMENT
KELVIN PERRY, ECONOMIC DEVELOPMENT
KEN LARKING, CITY MANAGER
JONATHAN TRAVIS HACKWORTH

T. NEAL MORRIS, CHAIRMAN, CALLED THE MEETING TO ORDER AT 10:35 A.M.

ROLL CALL

MINUTES

COPIES OF THE MINUTES OF THE JANUARY 14, 2025, REGULAR CALLED MEETING OF THE IDA WERE DISTRIBUTED TO THE MEMBERS WITH THEIR AGENDA PACKETS. A MOTION WAS MADE BY MR. BEBEAU TO APPROVE THE MINUTES AS PRESENTED. THE MOTION WAS SECONDED BY MR. HALL AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. MORRIS	- AYE
MR. HALL	- AYE
MR. BEBEAU	- AYE
MR. WOODALL	-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 MR. WOODALL TO APPROVE THE FINANCIAL REPORT. THE MOTION WAS SECONDED BY MR. BEBEAU AND CARRIED WITH MEMBERS PRESENT VOTING AS FOLLOWS:

MR. MORRIS	- AYE
MR. HALL	- AYE
MR. BEBEAU	- AYE
MR. WOODALL	-AYE

JOHNATHAN HACKWORTH MADE A REQUEST TO THE IDA FOR THE APPROVAL TO SUBMIT AN APPLICATION TO THE VIRGINIA BOARD OF HISTORIC RESOURCES FOR THE ERECTION OF A VIRGINIA HISTORICAL HIGHWAY MARKER COMMEMORATING THE HISTORIC ROANOKE NAVIGATION COMPANY CANAL TO BE LOCATED AT 424 MEMORIAL DRIVE. MR. HACKWORTH SPOKE REGARDING THE SIGNIFICANCE THAT THE COMPANY HAD MADE IN COMMERCE AND INDUSTRY DEVELOPMENT IN DANVILLE AND BEYOND. THUS, HIS REQUEST FOR THE MARKER IS TO PRESERVE AND PROMOTE THE CULTURAL HERITAGE OF DANVILLE. THE IDA BOARD ADVISED THEY WE OKAY WITH THE APPLICATION, AS LONG AS THE OWNERS OF 424 MEMORIAL DRIVE WERE IN AGREEMENT BEFORE THE APPLICATION IS MADE.

MR. BEBEAU MADE A MOTION TO CONSENT TO THE APPLICATION BEING MADE.

A MOTION WAS MADE BY MR. BEBEAU; SECONDED BY MR. HALL

MR. MORRIS	- AYE
MR. BEBEAU	- AYE
MR. HALL	- AYE
MR. WOODALL	- AYE

RESOLUTIONS

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE CHAIRMAN TO SIGN ALL DOCUMENTS NECESSARY FOR THE DEDICATION OF RIGHT-OF-WAY TO THE CITY OF DANVILLE FROM PARCEL IDENTIFICATION NUMBERS 21322, 23568, 23263, 22028,

23110, AND 26621 FOR THE RECONSTRUCTION OF PUBLIC SIDEWALKS ALONG MEMORIAL DRIVE.

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

MR. MORRIS	- AYE
MR. HALL	- AYE
MR. BEBEAU	- AYE
MR. WOODALL	-AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE CHAIRMAN TO SIGN ALL DOCUMENTS NECESSARY FOR THE DEDICATION OF A TEMPORARY CONSTRUCTION EASEMENT AND A PERMANENT UTILITY EASEMENT TO THE CITY OF DANVILLE ON PARCEL IDENTIFICATION NUMBER 51588 FOR THE EXTENSION OF A SANITARY SEWER.

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

MR. MORRIS	- AYE
MR. HALL	- AYE
MR. BEBEAU	- AYE
MR. WOODALL	-AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE CHAIRMAN TO SIGN ALL DOCUMENTS NECESSARY FOR THE DEDICATION OF TEMPORARY CONSTRUCTION EASEMENTS AND PERMANENT UTILITY EASEMENTS TO THE CITY OF DANVILLE ON PARCEL IDENTIFICATION NUMBERS 77394, 78519, AND 77666 IN AIRSIDE INDUSTRIAL PARK FOR THE CONSTRUCTION OF A NEW SANITARY SEWER FORCE MAIN.

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

MR. MORRIS	- AYE
MR. HALL	- AYE
MR. BEBEAU	- AYE
MR. WOODALL	-AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING AN AGREEMENT WITH EASTERN FOREST CONSULTANTS LLC IN AN AMOUNT NOT TO EXCEED \$12,000.00 FOR TIMBER HARVEST ADMINISTRATION AT GYPSUM ROAD PARCEL 78170, DANVILLE, VIRGINIA.

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

MR. MORRIS	- AYE
MR. HALL	- AYE
MR. BEBEAU	- AYE
MR. WOODALL	-AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING AN AGREEMENT WITH HOPKINS LUMBER CONTRACTORS FOR HARVESTING THE TIMBER AT GYPSUM ROAD PARCEL 78170, DANVILLE, VIRGINIA.

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

MR. MORRIS	- AYE
MR. HALL	- AYE
MR. BEBEAU	- AYE
MR. WOODALL	-AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING A LEASE- AGREEMENT BETWEEN THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA AND WENDY BRIM (IN HER PERSONAL AND INDIVIDUAL CAPACITY), AND J&W ASSOCIATED, LLC DBA LINKS CAFE (VIRGINIA LD #S11007420) FOR THE PROPERTY IDENTIFIED AS 317-319 CRAGHEAD STREET, DANVILLE, VIRGINIA, 24541.

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

MR. MORRIS	- AYE
MR. HALL	- AYE
MR. BEBEAU	- AYE
MR. WOODALL	-AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE CITY OF DANVILLE A 10' WIDE UNDERGROUND ELECTRIC UTILITY EASEMENT FROM THE CITY'S EXISTING PUBLIC RIGHT-OF-WAY ON PINE STREET PARCEL 22970 FOR THE PURPOSE OF SERVING IDA OWNED PROPERTIES ON JEFFERSON STREET.

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

MR. MORRIS	- AYE
MR. HALL	- AYE
MR. BEBEAU	- AYE
MR. WOODALL	-AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING THE TERMINATION OF THE LEASE BETWEEN THE AUTHORITY AND CAESARS VIRGINIA, LLC FOR PROPERTIES IDENTIFIED AS PARCEL ID #'S 60539 AND 51588.

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

MR. MORRIS	- AYE
MR. HALL	- AYE
MR. BEBEAU	- AYE
MR. WOODALL	-AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING IDA DANVILLE MANAGER, LLC, TO APPROVE AND EXECUTE AN ACTION BY UNANIMOUS WRITTEN CONSENT OF THE MEMBERS AND MANAGER OF 424 MEMORIAL DRIVE MANAGING MEMBER, LLC.

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

MR. MORRIS	- AYE
MR. HALL	- AYE
MR. BEBEAU	- AYE
MR. WOODALL	-AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING 424 MEMORIAL DRIVE MANAGING MEMBER, LLC TO EXECUTE AN ACTION BY WRITTEN CONSENT OF THE SOLE MEMBER OF 424 WHITE MILL APARTMENTS, LLC.

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

MR. MORRIS	- AYE
MR. HALL	- AYE
MR. BEBEAU	- AYE
MR. WOODALL	-AYE

MR. HALL 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. HALL; SECONDED BY MR. WOODALL

MR. MORRIS	- AYE
MR. BEBEAU	- AYE
MR. HALL	- AYE
MR. WOODALL	- AYE

MR. HALL 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. BEBEAU	- AYE
MR. HALL	- AYE
MR. WOODALL	- AYE

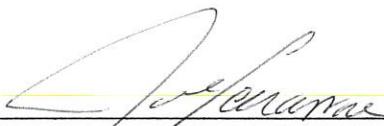
UPON RECONVENING, MR. REYNOLDS MOVED THAT THE BOARD ADOPT A RESOLUTION CERTIFYING THAT TO THE BEST OF EACH MEMBER'S KNOWLEDGE THAT:

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.*

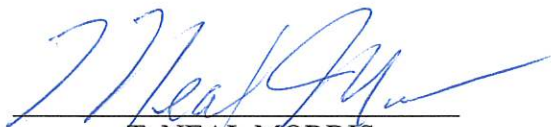
MOTION WAS MADE BY MR. HALL; SECONDED BY MR. BEBEAU

MR. MORRIS	- AYE
MR. BEBEAU	- AYE
MR. HALL	- AYE
MR. WOODALL	- AYE

ADJOURN



JOHN LARAMORE
SECRETARY



T. NEAL MORRIS
CHAIRMAN