



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**

April 14, 2025

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
Vincent Shorter, 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 the March 10, 2025 Regular Meeting.

5. NEW BUSINESS

- A. Consideration of Resolution 2025-04-14-5A, authorizing the negotiation, execution and delivery of a Purchase and Sale Agreement to sell that certain real property containing approximately 3.998 Acres (PIN 78380), commonly known as 115 Cain Street, Danville, Virginia 24540, in the Authority's Cane Creek Centre Project, located in Danville, Virginia and Pittsylvania County, Virginia, to Mid-Atlantic Broadband Communities Corporation, a Virginia Nonstock Corporation, under which Purchaser will pay a \$100.00 deposit for a thirty (30) day review period to inspect the property, and where Purchaser will only be permitted to use the property for the further development of its broadband communications services; the purchase price for the property will be equal to \$139,339.00 and the Authority will grant a \$39,339.00 Real Property Incentive Grant towards the purchase price. – Michael C. Guanzon, Esq., Christian & Barton, L.L.P., Authority Legal Counsel
- B. Consideration of Resolution 2025-04-14-5B, authorizing the negotiation, execution and delivery of an amendment to that certain Maintenance Proposal dated August 8, 2022, with Sellers Brothers, Inc., a Virginia Corporation, for routine maintenance of the Authority's Southern Virginia Megasite at Berry Hill Project, located in Pittsylvania County, Virginia, at a monthly rate equal to \$3,600.00 and the Authority's Cane Creek Centre Industrial Park Project, located in Pittsylvania County, Virginia and Danville, Virginia, at a monthly rate equal to \$2,350.00, for a term of one year and the Authority has a 30-Day early termination right – Matthew D. Rowe, Director of Economic Development, Pittsylvania County
- C. Consideration of Resolution 2025-04-14-5C, approving that certain Proposal for Contract Modification, dated March 28, 2025, with WSP USA Inc., a New York Corporation, for Cemetery Relocation Services on Lot 3 of the Authority's Southern Virginia Megasite at Berry Hill Located in Pittsylvania County, Virginia, to provide additional excavation and laboratory services relating to additional burial sites for a fee not to exceed \$525,975.00 – Mr. Rowe and Brian K. Bradner, P.E., Senior Vice President, Dewberry Engineers
- D. Consideration of Resolution 2025-04-14-5D, authorizing the negotiation, execution and delivery of a Proposal for Cultural Resource Services from WSP USA Inc., a New York Corporation, in Connection with Resolution No. 2023-05-08-C, where Services Provider

will provide Cultural Resource Services on Lot 1 of the Authority's Southern Virginia Megasite at Berry Hill Located in Pittsylvania County, Virginia for a fee not to exceed \$17,670.00. - Mr. Rowe

- E. Consideration of Resolution 2025-04-14-5E, approving the proposed plans and specifications for improvements to certain real property owned by the Authority (PIN 76441) in the Authority's Cyber Park Project located in Danville, Virginia, for the installation of block wall surrounding the Substation by the City of Danville's Department of Community Development – Renee Burton, Director of Planning and Zoning, City of Danville, Virginia and Kenneth C. Gillie, Jr., Director of Community Development, City of Danville, Virginia
- F. Financial Status Report as of March 31, 2025. 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