



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**

May 12, 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
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 April 14, 2025.

5. NEW BUSINESS

- A. Consideration of Resolution No. 2025-05-12-5A, appointing Dave Arnold, as the Interim County Administrator Officer of the Authority – Michael C. Guanzon, Esq., Christian & Barton, L.L.P., Authority Legal Counsel.
- B. Consideration of Resolution No. 2025-05-12-5B, authorizing the Authority to negotiate an amendment to that certain Mitigation Agreement dated as of January 31, 2025, between the Authority and HGS, LLC, a wholly-owned subsidiary of Resource Environmental Solutions, LLC, a Louisiana limited liability company, to extend the term in exchange until June 10, 2025 for an extension payment of \$1,000.00, in connection with Resolution No. 2024-11-13-5D – Brian K. Bradner, P.E., Senior Vice President, Dewberry Engineers.
- C. Consideration of Resolution No. 2025-05-12-5C, authorizing the Authority (i) to execute, deliver and record a plat of subdivision and consolidation and related documents of those certain parts or parcels of land owned by Authority, containing approximately 99.94 acres (GPIN 1356-82-6276), commonly known as Lot 10, and containing approximately 520 acres (GPIN 1366-54-5996), commonly known as Lot 11, in the Authority's Southern Virginia Megasite at Berry Hill project, located in Pittsylvania County, Virginia, where certain portions of Lots 10 and 11 will be subdivided and consolidated into separate lots and the Lot 1 (GPIN 1367-30-1931) acreage will be increased by an amount approximately equal to the newly subdivided and consolidated lots by adjusting the boundary lines of that certain part or parcel of land, adjacent to Lot 1, containing approximately 289.47 acres (GPIN 1366-12-5834), commonly known as Berry Hill Rd/863 Dan River-Oak Hill Tr., and (ii) to apply for the required zoning reclassifications that will result – Mr. Bradner, Matthew D. Rowe, Director of Economic Development, Pittsylvania County, and Corrie T. Bobe, Director of Economic Development, City of Danville.
- D. Financial Status Reports as of April 30, 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