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

DANVILLE-PITTSYLVANIA
REGIONAL INDUSTRIAL FACILITY AUTHORITY

ITEM: 4.A.

DATE: May 12, 2025

FROM: Susan DeMasi | Authority Secretary

RE: Consideration of Approval of Minutes from Regular Meeting held on April 14, 2025.

ATTACHMENTS

1. Meeting Minutes

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY
Minutes
April 14, 2025

A Meeting of the Danville-Pittsylvania Regional Industrial Facility Authority convened at 12:15 p.m. on the above date at the Institute for Advanced Learning and Research, 150 Slayton Avenue, Room 206, Danville, Virginia. Present were City of Danville Members Chairman J. Lee Vogler, Jr., and Sherman M. Saunders; Alternate Dr. Gary P. Miller was absent. Pittsylvania County Members present were Vice Chairman William V. Ingram, Robert Tucker and Alternate Darrell Dalton.

City/County staff members attending were: Deputy City Manager Earl B. Reynolds, Interim County Administrator Vincent Shorter, Authority Treasurer Michael Adkins, City of Danville Accountants Meredith Franklin and Jaime Pritchett, Pittsylvania County Director of Finance Kim Van Der Hyde, City of Danville Director of Economic Development Corrie Bobe, Pittsylvania County Director of Economic Development Matt Rowe - Via Zoom, Pittsylvania County Project Manager Kattie Saunders, Legal Counsel to the Authority Michael Guanzon and Secretary to the Authority Susan DeMasi. Also present were City of Danville Director of Utilities Jason Grey, Division Director of Planning Renee Burton, Brian Bradner and Joseph Snead from Dewberry, Linda Green from SVRA, Pittsylvania County Supervisors Ken Bowman and Murray Whittle, and Danville City Council Member Madison Whittle.

Chairman J. Lee Vogler, Jr. presided.

PUBLIC COMMENT PERIOD

No one present desired to be heard.

APPROVAL OF MINUTES OF THE MARCH 10, 2025, REGULAR MEETING

Upon **Motion** by Mr. Tucker and **second** by Mr. Saunders, Minutes of the March 10, 2025, Regular Meeting were approved as presented. Draft copies had been distributed to Authority Members prior to the Meeting.

NEW BUSINESS

5A. CONSIDERATION OF RESOLUTION 2025-04-14-5A AUTHORIZING THE PURCHASE AND SALE AGREEMENT FOR 115 CAIN STREET

Legal Counsel to the Authority Michael Guanzon explained Mid-Atlantic Broadband Communities Corporation provides broadband services to rural areas throughout Virginia. They currently have an easement over property known as 115 Cain Street in the Cane Creek Centre Industrial Park, and have offered to purchase that from RIFA. To keep the purchase price aligned with comparable sales for that area, it would be $139,339. Staff recommends that RIFA provide a real property incentive grant of $39,339; that would net their purchase price to $100,000. For a period of ten years, they will develop it in their ordinary course, and should they sell it for anything else within that time, they would be obligated to pro rata refund the credit RIFA was giving them at closing.

Mr. Saunders **moved** for adoption of *Resolution 2025-04-14-5A, a Resolution 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.

The Motion was **seconded** by Mr. Tucker and carried by the following vote:

VOTE: 4-0
AYE: Ingram, Tucker, Saunders, Vogler (4)
NAY: None (0)

5B. CONSIDERATION OF RESOLUTION 2025-04-14-5B AUTHORIZING AN AMENDMENT TO THE MAINTENANCE PROPOSAL WITH SELLARS BROTHERS

Pittsylvania County Director of Economic Development Matt Rowe explained this was a revised proposal from Sellars Brothers who have been doing the maintenance on the regional parks. Sellars Brothers approached staff stating that costs were going up, and they needed to increase the monthly rates slightly. The new proposed rate was $3,600 per month for the Megasite and $2,350 per month for Cane Creek Centre; this was for a one-year term. Mr. Vogler asked what the difference was, and Authority Treasurer Michael Adkins stated combined it was $4,890 per month for both parks; the new amount was $5,950 per month.

Mr. Tucker **moved** for adoption of *Resolution 2025-04-15-5B, a Resolution 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.*

The Motion was **seconded** by Mr. Saunders and carried by the following vote:

VOTE: 4-0
AYE: Ingram, Tucker, Saunders, Vogler (4)
NAY: None (0)

5C. CONSIDERATION OF RESOLUTION 2025-04-14-5C APPROVING A PROPOSAL FOR CONTRACT MODIFICATION WITH WSP USA INC.

Mr. Rowe explained this was an amended contract with WSP, who were doing the cemetery relocation work at the Megasite. Studies done at the site suggested they would encounter approximately 140 to 150 graves as part of the relocation process; the reality has been double that. WSP's costs have increased and in addition, RIFA has the minimum amount of DNA testing that has to be done per the DHR permit. RIFA received a $500,000 Virginia Brownfield's Assistance Fund Grant to assist with this process. The original budget for the project was $1.3M and RIFA was still within that amount. What was before the Board today was the minimum amount that has to be approved in order for RIFA to comply with their permit. When RIFA received the permit, one of the conditions was that any gravesites that were encountered above and beyond what was expected, RIFA was financially liable to move forward with that work. This was going toward that additional scope, and WSP looked to complete the exhuming all the gravesites by this Friday.

City of Danville Director of Economic Development Corrie Bobe noted, to show why there was almost double in costs related to this work and to reiterate the numbers, in the Hairston II site, they had expected around 17 graves and actually had to exhume 78. At the Adams-Wilson, they anticipated around 119 and it looked like it will be about 200. They started DNA sampling of the Hairston II property, about 16 units were sampled and they will continue along that same path at the Adams-Wilson property. Staff recommended, through this proposal, that Option 1 was what was required by permit to be conducted and that was not to exceed, in terms of DNA testing, about 30 samples in total between the two cemeteries. Ms. Bobe explained there were two different types of sampling, the 30 was the mitochondrial DNA which helps determine the family connection. They will do five SNP testing which will help indicate familial connections. The full scope of the cemetery relocation and the final design of the final resting place will determine whether they can open the opportunity for more sampling.

Mr. Saunders noted they have been discussing this issue for quite some time and had initial projections of what the cost would be. It appears to be escalating to some degree and asked when they anticipate having closure on this matter so the costs can be contained as opposed to going up.

Mr. Rowe stated the project had to be looked at in three phases: the first phase was the actual process of exhuming bodies; that number was defined now as that work has been done. The preliminary numbers done by the experts were wrong; they were off by a magnitude of two. The next step was to determine reinterment, and there were two ways to do that, one was through a mass vault. The families have requested, and their expectation was, that this would be done with individual vaults since the individuals were individually buried. Staff spoke to Fisher Watkins as to that cost, and that could not be finalized until they had the final number of individuals. The final part was, what does the new relocated consolidated cemetery look like. The County has Brownfield funds they were dedicating toward paying for KEI Architecture and TRC to lead that concept, planning with the families along with staff. Mr. Rowe noted he felt confident they would have the final numbers on the reinterment costs by the end of this week. Once they have a high-level concept, staff will come to the Board for their feedback. The expectations were that all of the work would be completed by the Hairston Family Reunion in early September. Mr. Rowe stated it would probably be several weeks before getting a final cost on what a concept could look like for that consolidated cemetery.

Mr. Saunders noted four or five months away was September and it seems like a moving target; he was trying to put a cap on it to some degree. Mr. Rowe noted it really comes down to RIFA's expectations; they could move as fast as possible by doing the bare minimum, simply go out and reinter the remains. The cheapest way to do it was through a mass vault, but the family's request has always been to have individual vaults. If RIFA wanted to do a meaningful concept, staff can bring something back to the Board to consider, choose the options they want to include or not include. Mr. Saunders noted Danville did something similar to this off Goodyear Boulevard trying to get land ready for a prospect. His concern was that as RIFA tries to be considerate and respectful that this could be a moving target and he needs to get some type of agreement or closure; he does not want it to drag out from now until September. He was looking for a reasonable time and hopefully it could be done in thirty days, but to keep going back and forth was not only going to escalate the cost but also set a precedent for future issues and negotiations.

Mr. Tucker noted he wanted to take the opposing side to Mr. Saunders because what they have run into was unintended consequences. They have to be sensitive to the form, and there was a cost factor involved. RIFA has started this process, basically shown their hand and they have communicated to the family that RIFA was going to be sensitive to their wishes. If the economic team brings something to the board and the board reverses course, it will only create bad press. For those reasons, he will support this particular resolution. In the African-American community, because they were not able to afford headstones, sometimes all there was, was a rock; they didn't know how many unmarked graves there were. Mr. Tucker believed the Board needed to stay the course and see this process through. Mr. Saunders noted he understood what Mr. Tucker was saying, and they need to be considerate of the families as well as the costs on this. What he was saying was that RIFA has been talking about this for a while and he would like to see some targets that RIFA was moving toward getting this resolved and what needs to happen. If there were questions that the family members have, they need to fully address them. It was not a matter of being insensitive, it was a matter, in his view, of looking at the cost and what this would mean for the future.

Mr. Vogler noted what he heard was these were ongoing discussions about how RIFA does this; the bodies have been exhumed, they were discussing what to do with the bodies, and how to do it. His question, in terms of the DNA, the type of vaults, with the agreement that was put in place, what was RIFA legally required to do and what was still open.

Mr. Rowe noted there was no agreement with the family, the agreement was with the state; as staff, they have not promised the family anything. Their commitment to the family was that RIFA would provide to the Board any of their requests, which they have been open about doing. What was before the Board at this time was the bare minimum for the permit, and that needed to be approved by the Board. With regard to the bodies, the bare minimum was RIFA has to reinter the bodies and have a written record of doing so; there has to be a certain percentage of DNA testing for the permit, which was what was before the Board today. They have identified the area which was in the permit where the remains go and RIFA hire Fisher Watkins at the request of the family, or they can use someone different, and they dig three hundred holes and put the remains in there. If it was a single vault, it was one large hole with all the remains going into a vault that was capped. That was what the bare minimum looked like. What they have heard from the families numerous times, especially from Dean Hairston, was that they were not really happy with how the Goodyear situation was taken care of. They said the remains were put into a portion of a cemetery and there was no real individuality given to those gravesites. Other comments they received were the bare minimums of the expectations of the families were to have individual vaults for the individual remains and then to have some kind of iron fence around the gravesite, a nice roadway which the City public works put in. The family would be looking at some kind of kiosk or memorial stating that this was where the remains of 300 unidentified gravesites were relocated to. They cannot start re-burying people until they get all the remains out of the ground; they should be at that point by the end of this week. Mr. Rowe noted the shortest time he thought they could get this done, doing a single vault, would probably be in the next 60 days. If they were doing the individual vaults, that would take time, and they would be looking at 90 to 120 days.

Mr. Vogler stated in this case it was more graves than they anticipated; his only suggestion as they try to bring finality to this and to keep in mind for future projects, was they want to be respectful and do all the right things, which he thinks they have, but they did not have unlimited resources. There had to be some kind of finite cost to this. He hoped RIFA sets a budget and works within that. Mr. Rowe explained they had set a budget of $1.3M for this originally and were still within that budget, they probably have about $350,000 left. The budget was set before they received the $500,000 of Brownfield money from the state.

Mr. Saunders noted that Mr. Tucker was correct, they should get this done in a respectful manner, which sounds like the staff was doing. Mr. Saunders asked Deputy City Manager Earl Reynolds for his thoughts and Mr. Reynolds stated what Mr. Vogler pointed out was the crux of what was on the agenda today, that is, the numbers simply increased, which was going to cost more money to process this phase of the overall project. What the Board has been discussing, that still has to materialize and come before the Board, was the reinterment plan, and how much that will cost; the Board was not here today to work that out. He hears the Board saying they want that worked out and brought back to them; the Staff heard the Board and that plan will be forthcoming.

Mr. Tucker thanked Mr. Reynolds, and the staff, they have done a wonderful job in terms of how they have orchestrated this project this far. As far as containing the costs he had a question and suggestion, and believed they could find a happy medium. Can they do a combination thereof, the graves they can identify, they purchase a vault for, the graves they cannot identify, have a mass vault for the remainder. They give some level of satisfaction to the family. Ms. Bobe stated, to make everyone aware, there were two tombstones in the Adams cemetery, and everything else was hand laid rock; Mr. Rowe stated there were three marked graves total. Mr. Vogler stated they will not know who the remains were but were going to do graves with “unknown” put on them, how would that work. Mr. Rowe explained the remains they were discussing were not in caskets, and they have been having conversations with Fisher Watkins about the cost of buying urns and burying them. What has been done in other communities that the families have been speaking about, having the urn or casket buried and on top of that a stone that says “body of a child”, “body of an adult”. That was what they heard as they put together what this concept will look like; it will be presented to the RIFA Board for feedback and guidance.

Authority Treasurer Michael Adkins noted $1.3M was identified, that was proceeds from the timber sales; if the items on today’s agenda were approved, they will have committed almost $900,000 of that to this point. That does not include the $500,000 grant that was mentioned. Ms. Bobe explained the understanding was that the $500,000 would help offset some of the $1.3M, not be in addition to the $1.3M. It was not $1.3M plus the $500,000 grant, it was really meant to help minimize the out-of-pocket expenses to RIFA.

Mr. Vogler noted staff heard what the Board has said, and he would like to have several options. When the Board comes back for the next discussion, based on what they have heard, he would ask staff to give them two or three different options, with costs, what they can do within that budget and timeline, and they can go from there.

Mr. Tucker **moved** for adoption of *Resolution 2025-04-14-5C, a Resolution 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.*

The Motion was **seconded** by Mr. Saunders and carried by the following vote:

VOTE: 4-0
AYE: Ingram, Tucker, Saunders, Vogler (4)
NAY: None (0)

5D. CONSIDERATION OF RESOLUTION 2025-04-14-5D AUTHORIZING A PROPOSAL FOR CULTURAL RESOURCE SERVICES FROM WSP USA INC.

Mr. Rowe noted this was for Lot 1, which was the Microporous lot, and as part of the NEPA process, which was the Federal government review for the environmental side for their grant, they requested that minor additional reporting be completed. This would wrap up RIFA's responsibilities when it comes to delivering a buildable lot for the NEPA process. There was about $15,500 left over through the Virginia Business Ready Sites program grant for that lot. They have already spoken with Abagail Patterson with VEDP and this was an eligible cost for them to reimburse.

Mr. Saunders **moved** for adoption of *Resolution 2025-04-14-5D, a Resolution 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. 2023-05-08-5C, 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.*

The Motion was **seconded** by Mr. Ingram and carried by the following vote:

VOTE: 4-0
AYE: Ingram, Tucker, Saunders, Vogler (4)
NAY: None (0)

5E. CONSIDERATION OF RESOLUTION 2025-04-14-5E APPROVING THE PROPOSED PLANS FOR IMPROVEMENTS FOR PIN 76441 IN THE CYBER PARK

City of Danville Director of Planning Renee Burton noted what the Board had in front of them was for 231 Slayton Avenue, the completion of the Cyber Park substation from the City's Department of Utilities. This was a screen for that substation, it will be a block wall on two sides, shielding the visibility from the ATDM as well as Slayton Avenue. There would be a chain link fence on the other two sides and those sides were not visible on the public right of way. The proposed block wall does meet the design guidelines of the protective covenants. Ms. Burton discussed the landscaping requirements for screening and stated she has spoken with City of Danville Director of Utilities Jason Grey about that landscaping.

Mr. Tucker **moved** for adoption of *Resolution 2025-04-14-5E, a Resolution 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.*

The Motion was **seconded** by Mr. Saunders and carried by the following vote:

VOTE: 4-0
AYE: Ingram, Tucker, Saunders, Vogler (4)
NAY: None (0)

<u>5F. FINANCIAL STATUS REPORT AS OF MARCH 31, 2025.</u>

Authority Treasurer Michael Adkins gave the Financial Status report as of March 31, 2025, beginning with the $7.3M Bonds for Cane Creek, which had no activity for March. Under General Expenditures for the current fiscal year, RIFA completed paying for the FY 2024 Audit to Brown Edwards, two payments: $15,000 and $9,500. RIFA also paid the Institute almost $540 for meals, and the monthly utilities for the City of $163. Funding Other than Bonds for the Megasite, Lot 4, Lots 1 and 2, Water and Sewer at Berry Hill, and Cyber Park Site Development had no expenditures for March. Rent, Interest and Other Income showed RIFA received the regular monthly income from the Institute for the Hawkins Building of $23,342. Miscellaneous income items during the month of March include $3,345.54 from Pittsylvania County related to Morgan Olsen tax rebates and incentives. RIFA received a refund from Morgan Olsen of $427,463.43 for repayment of their local performance agreement items; the first was a Job Creation Grant of $187,000 and the remainder were tax rebates in the amount of $240,462. RIFA also received the fourth obligation payment from Project Orange, that amount was $400,000 received at the end of March for the month of April. RIFA received returned funds from a real estate closing on Berry Hill; the loan for that purchase was a little more than they anticipated needing for the closing costs, those leftover proceeds came to RIFA in the amount of $53,550.18. RIFA also received a refund from Transco; RIFA had received grant funding from the Foundation for Geotech work at Berry Hill and provided TransCo a deposit for that work. The actual cost was less than anticipated, so RIFA received a refund of $17,127. RIFA does have an invoice from Sellars Brothers related to Geotech work and can use some of the money that was repaid to them for that expense. RIFA will return the remaining funds to the Foundation and they will be repurposed for other economic development efforts. Other Expenses included a payment to Dewberry Engineers for $13,650 related to the strategic plan development, Economic Leadership was performing that development update. RIFA paid the Institute for the Hawkins Building Maintenance of $23,342, and also paid nearly the last progress billing to KFH, the group doing the regional bus study; that invoice was $21,841. RIFA refunded some funds to Pittsylvania County; the County had provided payments for tax incentives that were not needed at this time, so they were refunded back in the amount of $87,296.

Mr. Saunders **moved** to accept the Financial Report as presented; the Motion was **seconded** by Mr. Tucker and carried by the following vote:

VOTE: 4-0
AYE: Ingram, Tucker, Saunders, Vogler (4)

NAY: None (0)

6. CLOSED SESSION

At 1:12 p.m. Mr. Ingram **moved** that the Meeting of the Danville-Pittsylvania Regional Industrial Facility Authority be recessed in a Closed Meeting for the following purposes:

[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.

The Motion was **seconded** by Mr. Saunders and carried by the following vote:

VOTE: 4-0
AYE: Ingram, Tucker, Saunders, Vogler (4)
NAY: None (0)

7. RETURN TO OPEN SESSION

On **Motion** by Mr. Tucker and **second** by Mr. Saunders and by unanimous vote at 1:47 p.m., the Authority returned to open meeting.

Mr. Tucker **moved** for adoption of the following Resolution:

That the Authority certify that, to the best of each Member's knowledge:

(i) only public business matters lawfully exempted from the open meeting requirements of Virginia Law were discussed in the Closed Meeting to which this Certification Resolution applies, and

(ii) only such public business matters as were identified in the Motion convening the Closed Meeting were heard, discussed, or considered by Authority.

The Motion was **seconded** by Mr. Saunders and carried by the following vote:

VOTE: 4-0
AYE: Ingram, Tucker, Saunders, Vogler (4)
NAY: None (0)

8. COMMUNICATIONS

Mr. Guanzon noted RIFA was now the owner of the Hairston Family Farm, that closed and they actually received money back from the loan.

Mr. Vogler noted he appreciated all the work everyone in the room puts in and it was going to be a great rest of the year.

Meeting adjourned at 1:51 p.m.

APPROVED:

____
Chairman

____
Secretary to the Authority

DANVILLE-PITTSYLVANIA
REGIONAL INDUSTRIAL FACILITY AUTHORITY

ITEM: 5.A.

DATE: May 12, 2025

FROM: Michael Guanzon | Legal Counsel to Authority

RE: 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.

ATTACHMENTS

1. Resolution 2025-05-12-5A

Resolution No. 2025-05-12-5A

A RESOLUTION APPOINTING DAVE ARNOLD, AS THE INTERIM COUNTY ADMINISTRATOR OFFICER OF THE AUTHORITY.

WHEREAS, the Danville-Pittsylvania Regional Industrial Facility Authority (the **"Authority"**) is a political subdivision of the Commonwealth of Virginia duly created pursuant to the Virginia Regional Industrial Facilities Act, as amended; and

WHEREAS, the Authority, pursuant to paragraph 6 of Article VI of the Amended and Restated Bylaws of the Authority (the "**Bylaws**"), is required to appoint a County Administrator Officer (as defined in the Bylaws) in the event of a vacancy; and

WHEREAS, a vacancy in the office of County Administrator Officer occurred as of May 6, 2025, when the Board of Supervisors of Pittsylvania County, Virginia, appointed Dave Arnold, as the Interim County Administrator of Pittsylvania County, Virginia, thereby succeeding Vincent E. Shorter as the Interim County Administrator of Pittsylvania County, Virginia; and

WHEREAS, under paragraph 2 of Article VI of the Bylaws, the term of office of the County Administrator Officer (as defined in the Bylaws) shall be for the calendar year; and

WHEREAS, Dave Arnold, as Interim County Administrator for Pittsylvania County, Virginia, meets the County Administrator Officer Eligibility Criteria (as defined in the Bylaws), under paragraph 6(b) of Article VI of the Bylaws.

NOW, THEREFORE, BE IT RESOLVED, that

1. The Board hereby appoints Dave Arnold, to serve the Authority in the office of County Administrator Officer and to have such powers and duties as prescribed to that person by the Bylaws.

2. The Authority hereby authorizes and directs staff and other agents and representatives working on behalf of the Authority to take such actions and to do all such things as they in their discretion deem necessary or appropriate in order to carry out the intent and purposes of these resolutions.

3. This Resolution shall take effect immediately upon its adoption.

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CERTIFICATE

I, the undersigned Secretary of the Danville-Pittsylvania Regional Industrial Facility Authority, hereby certify that the foregoing is a true, correct and complete copy of a Resolution duly adopted by a majority of the Directors of the Danville-Pittsylvania Regional Industrial Facility Authority at a regular meeting duly called and held on May 12, 2025, and that such Resolution has not been repealed, revoked, rescinded or amended, but is in full force and effect on the date hereof.

WITNESS my hand as Secretary of the Danville-Pittsylvania Regional Industrial Facility Authority this 12th day of May 2025.

(SEAL)

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SUSAN M. DeMASI, Secretary
Danville-Pittsylvania Regional Industrial Facility Authority

DANVILLE-PITTSYLVANIA
REGIONAL INDUSTRIAL FACILITY AUTHORITY

ITEM: 5.B.

DATE: May 12, 2025

FROM: Michael Guanzon | Legal Counsel to Authority

RE: 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.

ATTACHMENTS

1. Resolution 2025-05-12-5B

Resolution No. 2025-05-12-5B

A RESOLUTION 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

WHEREAS, the Danville-Pittsylvania Regional Industrial Facility Authority (the **"Authority"**) is a political subdivision of the Commonwealth of Virginia duly created pursuant to the Virginia Regional Industrial Facilities Act, as amended; and

WHEREAS, the Authority, pursuant to Resolution No. 2024-11-13-5D, entered into that certain Mitigation Agreement, dated January 31, 2025 (the "**Mitigation Agreement**"), with HGS, LLC, a wholly-owned subsidiary of Resource Environmental Solutions, LLC, a Louisiana limited liability company ("**RES**"), under which RES will provide or cause to be provided certain wetland mitigation work in the Authority's Southern Virginia Megasite at Berry Hill project (the "**SVM**"), located in Pittsylvania County, Virginia; and

WHEREAS, the Authority desires to negotiate, execute and deliver an amendment to the Mitigation Agreement in order to extend the term of the Mitigation Agreement until June 10, 2025 (the "**Amendment**") in exchange for an extension payment in an amount equal to One Thousand and 00/100 Dollars ($1,000.00) (the "**Extension Fee**"); and

WHEREAS, the Authority's Treasurer, as fiscal agent of the Authority, has determined that Extension Fee is available within a line item previously approved by the Authority as "**Unassigned Fund Balance**" or such other line item subject to certification by the Authority's Treasurer that funds for the Extension Fee are available within a budget line item previously approved by the Authority for such purposes or SVM developments; and

WHEREAS, the Authority has hereby determined, in open session, that the Amendment, in furtherance of the development and marketing of the SVM, serves the purpose of the Authority to enhance the economic base of Pittsylvania County (the "**County**") and the City of Danville, Virginia (the "**City**") by developing, owning, and operating the SVM on a cooperative basis involving the County and the City, and that it is in the best interests of the Authority and the citizens of the County and the City for the Authority to authorize and approve the negotiation, execution and delivery of the Amendment, as applicable, consistent with this Resolution and subject to the approval by legal counsel to the Authority as to legal form.

NOW, THEREFORE, BE IT RESOLVED, that

1. The Authority hereby approves the negotiation, execution and delivery of the Amendment, subject to the approval by legal counsel to the Authority as to legal form and subject to Authority's Treasurer certification that funds for the Extension Fee are available within a budget line item previously approved by the Authority for such purposes. The Authority hereby

authorizes the Chairman and the Vice Chairman, either of whom may act independently of the other, in consultation with the other, to further negotiate and amend the Amendment, on behalf of the Authority, consistent with this Resolution and as approved by legal counsel to the Authority as to legal form, such execution of any such amendments by the Chairman (or Vice Chairman as the case may be) to conclusively establish the approval of any such amendments.

2. Authority hereby authorizes and directs the City Manager Officer, the County Administrator Officer, and the Authority's staff and other agents and representatives working on behalf of the Authority to take such actions and to do all such things as are contemplated by the Amendment, or as they in their discretion deem necessary or appropriate in order to carry out the intent and purposes of these resolutions; however, such authorization shall be subject to the same approval by legal counsel to the Authority as set forth above.

3. The Authority hereby approves, ratifies and confirms any and all actions previously taken by the Authority, its agents and representatives, in respect to the Amendment and the matters contemplated therein.

4. This Resolution shall take effect immediately upon its adoption.

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CERTIFICATE

I, the undersigned Secretary of the Danville-Pittsylvania Regional Industrial Facility Authority, hereby certify that the foregoing is a true, correct and complete copy of a Resolution duly adopted by a majority of the directors of the Danville-Pittsylvania Regional Industrial Facility Authority at a regular meeting duly called and held on May 12, 2025, and that such Resolution has not been repealed, revoked, rescinded or amended, but is in full force and effect on the date hereof.

WITNESS my hand as Secretary of the Danville-Pittsylvania Regional Industrial Facility Authority as of the 12th day of May 2025.

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SUSAN M. DeMASI, Secretary
Danville-Pittsylvania Regional Industrial Facility Authority

(SEAL)

DANVILLE-PITTSYLVANIA
REGIONAL INDUSTRIAL FACILITY AUTHORITY

ITEM:	5.C.
DATE:	May 12, 2025
FROM:	Corrie Bobe |Danville Director of Economic Development + Tourism
RE:	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.

ATTACHMENTS

1. Resolution 2025-05-12-5C

Resolution No. 2025-05-12-5C

A RESOLUTION 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

WHEREAS, the Danville-Pittsylvania Regional Industrial Facility Authority (the "**Authority**") is a political subdivision of the Commonwealth of Virginia duly created pursuant to the Virginia Regional Industrial Facilities Act, as amended; and

WHEREAS, the Authority, the City of Danville, Virginia (the "**City**"), and the County of Pittsylvania County, Virginia (the "**County**"), in order to stimulate economic growth and development of the community by creating jobs and infrastructure have agreed to provide incentives to new and expanding businesses which conduct industrial activity; and

WHEREAS, the Authority desires to subdivide and adjust the boundary lines of Lots 1, 10 and 11 (GPINs: 1367-30-1931, 1356-82-6276 and 1366-54-5996) (respectively, "**Lot 1**", "**Lot 10**" and "**Lot 11**") in the Authority's Southern Virginia Megasite at Berry Hill project, located in Pittsylvania County, Virginia (the "**SVM**"), and to adjust the boundary lines of that certain part or parcel of land owned by the Authority, 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. (the "**Hairston Farm Lot**"), where certain portions of Lots 10 and 11 will be subdivided and consolidated into separate lots and the Lot 1 acreage will be increased by an amount approximately equal to the newly subdivided and consolidated lots by adjusting the boundary lines of the Hairston Farm Lot (the "**Subdivision**"); and

WHEREAS, the Authority will apply for the required zoning reclassifications that will result from the Subdivision (the "**Zoning Reclassification**"); and

WHEREAS, the Authority has determined that the Subdivision and the Zoning Reclassification are each reasonable and appropriate to effectuate the Subdivision; and

WHEREAS, the Authority's Board of Directors has determined that it is in the best interests of the Authority and the citizens of the City and the County for the Authority to execute, deliver and record the Subdivision and apply for the Zoning Reclassification, in furtherance of the development and marketing of the SVM.

NOW, THEREFORE, BE IT RESOLVED, that

1. The Authority hereby approves execution, delivery and recordation of the Subdivision once finalized by Dewberry Engineers, Inc., and the application for the Zoning Reclassification, together with such amendments, deletions or additions thereto as may be approved by the Chairman or the Vice Chairman of the Authority, and hereby authorizes the Chairman and the Vice Chairman, either of whom may act independently of the other, in consultation with the other, to execute, deliver and record the Subdivision and apply for the Zoning Reclassification on behalf of the Authority, such execution of the Subdivision or the Zoning Reclassification by the Chairman (or Vice Chairman as the case may be) to conclusively establish his approval of any amendments, deletions or additions thereto.

2. Authority hereby authorizes and directs the City Manager Officer, the County Administrator Officer, and the Authority's staff and other agents and representatives working on behalf of the Authority to take such actions and to do all such things as are contemplated by the Subdivision and the Zoning Reclassification, or as they in their discretion deem necessary or appropriate in order to carry out the intent and purposes of these resolutions.

3. The Authority hereby approves, ratifies and confirms any and all actions previously taken by the Authority, its agents and representatives, in respect to the Subdivision, the Zoning Reclassification and the matters contemplated therein.

4. This Resolution shall take effect immediately upon its adoption.

- # -

CERTIFICATE

I, the undersigned Secretary of the Danville-Pittsylvania Regional Industrial Facility Authority, hereby certify that the foregoing is a true, correct and complete copy of a Resolution duly adopted by a majority of the directors of the Danville-Pittsylvania Regional Industrial Facility Authority at a regular meeting duly called and held on May 12, 2025, and that such Resolution has not been repealed, revoked, rescinded or amended, but is in full force and effect on the date hereof.

WITNESS my hand as Secretary of the Danville-Pittsylvania Regional Industrial Facility Authority as of the 12th day of May 2025.

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SUSAN M. DeMASI, Secretary
Danville-Pittsylvania Regional Industrial
Facility Authority

(SEAL)

DANVILLE-PITTSYLVANIA
REGIONAL INDUSTRIAL FACILITY AUTHORITY

ITEM: 5.D.

DATE: May 12, 2025

FROM: Michael Adkins | Authority Treasurer

RE: Financial Status Reports as of April 30, 2025. Michael L. Adkins, Authority Treasurer.

SUMMARY

A review of the financial status reports through April 30, 2025 will be provided at the meeting. The financial status reports as of April 30, 2025 are attached for the DPRIFA Board's review.

Staff recommends approving the financial status reports as of April 30, 2025 as presented.

ATTACHMENTS

1. Financial Reports

Danville - Pittsylvania Regional Industrial Facility Authority

Financial Status

Table of Contents

Danville-Pittsylvania Regional Industrial Facility Authority

$7,300,000 Bonds for Cane Creek Centre - Issued in August 2005 [7]

As of April 30, 2025

	Funding	Budget / Contract Amount	Expenditures	Encumbered	Unexpended / Unencumbered
Funding					
Funds from bond issuance	$7,300,000.00				
Issuance cost	(155,401.33)				
Refunding cost [7]	(52,500.00)				
Bank fees	(98.25)				
Interest earned to date	486,581.70				
Cane Creek Parkway [3]		$3,804,576.00	$3,724,241.16	$ -	
Swedwood Drive [2]		69,414.00	69,414.00	-	
Cane Creek Centre entrance [3]		72,335.00	53,878.70	-	
Financial Advisory Services		9,900.00	9,900.00	-	
Dewberry contracts [1]		69,582.50	69,582.50	-	
Dewberry contracts not paid by 1.7 grant [4, 5]		76,986.46	65,559.12	11,427.34	
Land		-	2,792,945.57	-	
Demolition services		71,261.62	71,261.62	-	
Legal fees		-	247,837.83	-	
CCC - Lots 3 & 9 project - RIFA Local Share [6]		142,190.00	112,464.98	-	
Other expenditures		2,250.00	347,194.30	2,250.00	
Total	$ 7,578,582.12	$ 4,318,495.58	$ 7,564,279.78	$ 13,677.34	**$ 625.00**

Notes:

[1] Dewberry Contracts consist of wetland, engineering, surveying and site preparation

[2] Funds being used to cover City and County matching contributions for a VDOT grant for Swedwood Drive

[3] Project completed under budget

[*] In September 2008 the outstanding principal balance of $6,965,000 on the Series 2005 Cane Creek Project Revenue Bonds was tendered and not remarketed. These bonds were converted to bank bonds and are now subject to the Credit and Reimbursement agreement the Authority has with Wachovia Bank. The remarketing agent will continue its attempt to remarket these bonds in order to convert them back to Variable Rate Revenue Bonds. As a result, it is likely that the City and County will have to contribute additional funds in order to make future interest payments on the letter of credit attached to these bonds.

[4] These contracts were originally to be paid by the $1.7M Special Projects Grant, this grant has expired and the TIC did not issue an extension. The remaining amounts of the contract will be paid using bond funds.

[5] The budget amount decreased $71,279.61 from the 9/30/2010 reports. This amount represented the remaining budget amount carried from the $1.7 SP grant upon its expiration for the following contracts: Wetland Delineation, Wetland Bank Plan Rev., Stream Concept Plan, & Stream Attribute Plan. Per Shawn Harden of Dewberry, these contracts are complete and finished under budget. The only contract that remains open is for Wetland Monitoring and the budget, expended, and encumbered amounts included here are only for this contract.

[6] This line item represents the amount of expenditures on the "CCC - Lots 3 & 9" budget sheet that is covered by bond funds. RIFA's local share of 5% of these project costs is being covered by these bond funds. Project finished under original budget.

[7] The $7.3 million bonds were refunded on 8/1/2013 with the issuance of refunding bonds in the amount of $5,595,000.

Road Summary-Cane Creek Parkway:	
English Contract-Construction	$ 5,363,927.00
Change Orders	165,484.50
Expenditures over contract amount	3,579.50
(Less) County's Portion of Contract	(935,207.00)
(Less) Mobilization Allocated to County	(9,718.00)
Portion of English Contract Allocated to RIFA	4,588,066.00
Dewberry Contract-Engineering	683,850.00
Total Road Contract Allocated to RIFA	**$ 5,271,916.00**

Funding Summary - Cane Creek Parkway	
VDOT	$ 1,467,340.00
Bonds	3,804,576.00
	$ 5,271,916.00

Danville-Pittsylvania Regional Industrial Facility Authority

General Expenditures for Fiscal Year 2025

As of April 30, 2025

	Funding	Budget	FY Expenditures	Current Month Expenditures	Encumbered	Unexpended / Unencumbered
Funding						
City Contribution	$ 125,000.00					
County Contribution	125,000.00					
Transfer from Unrestricted Fund Balance	40,500.00					
Contingency						
Miscellaneous contingency items		$ 4,000.00	$ 12,367.85	$ -	$ -	$ (8,367.85)
Total Contingency Budget		4,000.00	12,367.85	-	-	(8,367.85)
Legal		150,000.00	193,297.00	-	-	(43,297.00)
Accounting		28,000.00	29,500.00	-	-	(1,500.00)
Marketing		40,000.00	14,030.00	-	-	25,970.00
Postage & Shipping		100.00	-	-	-	100.00
Meals		4,500.00	4,214.82	455.94	-	285.18
Utilities		1,900.00	1,339.97	161.30	-	560.03
Insurance		3,000.00	-	-	-	3,000.00
Maintenance		59,000.00	69,060.00	28,070.00	-	(10,060.00)
Total	$ 290,500.00	$ 290,500.00	$ 323,809.64	$ 28,687.24	$ -	**$ (33,309.64)**

Danville-Pittsylvania Regional Industrial Facility Authority
Southern Virginia Megasite at Berry Hill - Funding Other than Bond Funds
As of April 30, 2025

Funding	Funding	Budget / Contract Amount	Expenditures	Encumbered	Unexpended / Unencumbered
City contribution	$ 134,482.50				
County contribution	134,482.50				
City advance for Klutz, Canter, & Shoffner property [1, 4]	10,340,983.83				
Tobacco Commission FY09 SSED Allocation	3,370,726.00				
Tobacco Commission FY10 SSED Allocation - Engineering Portion	407,725.00				
Tobacco Comm. FY10 SSED Allocation - Eng. Portion Deobligated	(244,797.00)				
Local Match for TIC FY10 SSED Allocation - Engineering Portion [5]	76,067.61				
Additional funds allocated by RIFA Board on 1/14/2013 [6]	11,854.39				
TIC #2264 Berry Hill Industrial Park - Phase II Land and Engineering	2,700,000.00				
TIC #2264 Berry Hill Industrial Park - Phase II Land and Engineering deobligated	(699,873.73)				
TIC #2264 Local Match for Property & Improvements (County)	500,000.00				
TIC #2264 Local Match for Property & Improvements (City)	500,000.00				
VA Economic Development Partnership MEI Grant Funds	577,503.14				
Virginia Resources Authority - TRRF Loan #3658	4,500,000.00				
VBRSP Site Development Grant from VEDP FY2023	1,500,000.00				
Transfer from Unrestricted Funds - "Other Income"	1,565,636.86				
Land					
Klutz property		$ 8,394,553.50	$ 8,394,553.50	$ -	
Canter property [2]		1,200,000.00	1,200,000.00	-	
Adams property		37,308.00	37,308.00	-	
Carter property		5,843.00	5,843.00	-	
Jane Hairston property		1,384,961.08	1,384,961.08	-	
Bill Hairston property		201,148.00	201,148.00	-	
Shoffner Property		1,872,896.25	1,872,896.25	-	
401 Buford Road		246,082.96	246,082.96	-	
Off State Road 1055		181,890.19	181,890.19	-	
604 Buford Road		361,896.60	361,896.60	-	
ROW purchase for connector road		832,300.25	832,300.25	-	
Berry Hill/863 Dan River-Oak Hill Trail		83,000.00	83,000.00	-	
Other					
Dewberry & Davis		28,965.00	28,965.00	-	
Dewberry & Davis[3]		990,850.00	987,879.29	2,970.71	
Consulting Services - McCallum Sweeney [7]		115,000.00	103,796.85	-	
Dewberry Engineers (related to #2264)		160,500.00	160,500.00	-	
Dewberry Engineers		1,644,380.00	1,486,430.00	157,950.00	
Appalachian Power Company		5,178,500.00	5,178,500.00	-	
Banister Bend Farm, LLC		199,064.00	199,064.00	-	
Virginia Department of Transportation (VDOT)		279,399.00	279,399.00	-	
Transcontinental (Williams Transco)		40,000.00	22,873.09	17,126.91	
Stantec Consulting Services Inc.		2,400.00	2,400.00	-	
Troutman, Pepper, Hamilton, Sanders LLP		75,000.00	62,370.00	12,630.00	
Dewberry Engineers		153,250.00	139,750.00	13,500.00	
HGS LLC		533,000.00	533,000.00	-	
Sellers Brothers		24,500.00	24,500.00	-	
Froehling & Robertson		56,500.00	56,500.00	-	
Miller, Long, & Associates		9,625.00	9,625.00	-	
WSP - Cemetery Relocation Services		682,421.00	349,502.78	332,918.22	
WSP - Preliminary Work Hairston Cemetery		5,745.00	5,745.00	-	
WSP - Preliminary Work Adams/Wilson Cemetery		14,745.00	14,745.00	-	
Jones Lang Lasalle		65,000.00	-	65,000.00	
Sellers Brothers		8,510.00	8,510.00	-	
Transfer available funds to "Berry Hill Mega Park - Lot 4 Site Development" Project [8]		-	11,203.15	-	
Total	$ 25,374,791.10	$ 25,069,233.83	$ 24,467,137.99	$ 602,095.84	**$ 305,557.27**

[1] This figure does not include the interest the City lost from the uninvested funds, which was paid to the City 1/3/2012 and totaled $144,150.41.

[2] Settlement fees were drawn from bonds issued for the Berry Hill project 12/1/2011.

[3] This contract was originally for $814,500, but has been amended to include a traffic impact analysis, and a cemetery survey. $740,000 was covered by the FY09 Tobacco Allocation. $162,928 was covered by the FY10 Tobacco Allocation. $87,922 will be covered with RIFA Funds.

[4] RIFA paid the City back for all advances on 1/3/2012.

[5] The RIFA Board approved to utilize the remaining funds from the Mega Park bond funds and approximately $65,000 of the 'Funds Available for Appropriation' towards the local match for the engineering portion of Tobacco Commission grant #1916 for the Berry Hill Mega Park.

[6] Due to the expiration of the Tobacco Commission FY10 SSED Allocation, the RIFA Board approved on 1/14/2013 to utilize $11,854.39 of the 'Funds Available for Appropriation' to cover the funding shortfall for the budgeted Dewberry & Davis contract.

[7] Unencumbered the remaining $11,203.15 due to termination of contract.

[8] As approved by RIFA Board on 10/16/2014

Danville-Pittsylvania Regional Industrial Facility Authority
Southern Virginia Megasite at Berry Hill - Lot 4 Site Development
As of April 30, 2025

	Funding	Budget / Contract Amount	Expenditures	Encumbered	Unexpended / Unencumbered
Funding					
Tobacco Commission FY12 Megasite Allocation	$ 6,208,153.00				
Local Match for TIC FY12 Megasite Allocation - County Portion [1]	750,000.00				
Local Match for TIC FY12 Megasite Allocation - City Portion [1]	750,000.00				
Local Match for TIC FY12 Megasite Allocation - RIFA Portion [2]	181,000.00				
Transfer in from "Mega Park - Funding Other than Bond Funds" Budget[3]	11,203.15				
Transfer to Other Income - Unrestricted Funds	152,170.40				
Transfer from SVM Berry Hill Lots 1 & 2	138,000.00				
Expenditures					
Dewberry Engineers Inc.		1,707,562.81	1,707,562.81	-	
Jones Lang LaSalle		95,000.00	95,000.00	-	
Jones Lang LaSalle - Economic Analysis		12,000.00	12,000.00	-	
VA Water Protection Permit Fee		57,840.00	57,840.00	-	
Wetlands Studies and Solutions, Inc.		77,027.64	77,027.64	-	
Banister Bend Farm, LLC - Wetland and Stream Credits		122,968.00	122,968.00	-	
DEQ - Construction Activity General Permit		11,860.00	11,860.00	-	
Haymes Brothers, Inc. - Construction on Phase 1 Graded Pad		4,243,151.21	4,243,151.21	-	
Haymes Brothers, Inc. - Phase 1 Pad A Extension/Expansion		1,679,616.89	1,679,616.89	-	
Haymes Brothers, Inc. - Phase 1 Development		290,500.00	290,500.00	-	
Transfers to "General Expenditures Fiscal Year 2015" Contingency [3]					
Jones Lang LaSalle - Market Analysis Study		(95,000.00)	(95,000.00)	-	
Jones Lang LaSalle - Economic Analysis		(12,000.00)	(12,000.00)	-	
Total	$ 8,190,526.55	$ 8,190,526.55	$ 8,190,526.55	$ -	$ -

[1] *$300,000 of this was received from each locality 6-2014. $450,000 received 8-2014. $450,000 received 9-2014.*

[2] *The RIFA Board approved on 2/11/2013 to transfer the remaining funds of $175,316.17 from the "Funds Available for Appropriation" budget sheet and funds of $5,683.83 from the "Rent, Interest, and Other Income Realized" budget sheet to use for the RIFA local match to Tobacco Commission grant #2491 for Berry Hill Mega Park Lot 4 Site Development.*

3 As approved by RIFA Board on 10/16/2014 ($108,603.35 of expenditures for Dewberry Engineers, Inc. was also transferred from remaining unexpended and unencumbered costs under Amendment #4)

Danville-Pittsylvania Regional Industrial Facility Authority

Southern Virginia Megasite at Berry Hill - Lots 1&2 Site Development

As of April 30, 2025

	Funding	Budget / Contract Amount	Expenditures	Encumbered	Unexpended / Unencumbered
Funding					
TIC #3358 Berry Hill Industrial Park - Site Improvements for Project Lignum	$ 2,292,856.56				
TIC #3358 Local Match (County)	970,707.92				
TIC #3358 Local Match (City)	970,707.92				
VBRSP Site Development Grant from VEDP	1,312,400.00				
VBRSP Site Development Grant from VEDP (City)	216,546.00				
VBRSP Site Development Grant from VEDP (County)	216,546.00				
Transfers to/from other funding sheets	(1,669,212.10)				
Expenditures					
Dewberry Engineers Inc.		413,540.00	407,040.00	6,500.00	
Virginia Nutrient Bank		84,420.00	84,420.00	-	
Jimmy R. Lynch & Sons, Inc.		3,716,936.30	3,482,831.18	234,105.12	
Treasurer of Virginia		6,100.00	6,100.00	-	
Fifth Mountain Engineering		30,000.00	30,000.00	-	
Total	$ 4,310,552.30	$ 4,250,996.30	$ 4,010,391.18	$ 240,605.12	**$ 59,556.00**

E

Danville-Pittsylvania Regional Industrial Facility Authority

Southern Virginia Megasite at Berry Hill - Water & Sewer

As of April 30, 2025

	Funding	Budget / Contract Amount	Expenditures	Encumbered	Unexpended / Unencumbered
Funding					
TIC #2641 Phase I Sanitary Sewer					
Tobacco Commission Grant 2641	$ 4,840,977.86				
Local Match for Contractual Services	274,926.43				
Local Match for Property & Imp.	262,960.00				
TIC #3011 Water System Improvements Phase II					
Tobacco Commission Grant 3011	2,241,567.00				
Local Match for Property & Imp.	224,160.00				
City of Danville Utilities	3,716,897.35				
Expenditures					
Dewberry Engineers Inc.		912,309.99	888,109.99	24,200.00	
Haymes Brothers, Inc. - Phase I Sanitary Sewer		5,092,668.30	5,092,668.30	-	
Haymes Brothers, Inc. - Phase I Sanitary Sewer (City)		3,210,312.35	3,210,312.35	-	
C.W. Cauley & Son - Phase 1 Water		1,021,345.00	1,021,345.00	-	
Norfolk Southern Railway Company		22,300.00	22,300.00	-	
Pittsylvania County Service Authority		1,475.00	1,475.00	-	
Treasurer of Virginia		7,900.00	7,900.00	-	
AECOM		5,000.00	5,000.00	-	
BH Media Group, Inc.		296.00	296.00	-	
Danville Register & Bee		600.00	600.00	-	
City of Danville - Reimburse from Grant #3011		1,220,222.00	1,220,222.00	-	
Total	$ 11,561,488.64	$ 11,494,428.64	$ 11,470,228.64	$ 24,200.00	**$ 67,060.00**

Danville-Pittsylvania Regional Industrial Facility Authority

Cyber Park Site Development

As of April 30, 2025

	Funding	Budget / Contract Amount	Expenditures	Encumbered	Unexpended / Unencumbered
Funding					
MEP TROF Loan	$ 270,000.00				
Transfer from Other Income	152,090.00				
Transfer from SVM at BH Lots 1& 2	1,988,100.25				
Expenditures					
Dewberry Engineers Inc.		114,250.00	114,250.00	-	
Making Everything Possible LLC (Incentives)		270,000.00	270,000.00	-	
Virginia Nutrient Bank		37,840.00	37,840.00	-	
Sellers Brothers		1,988,100.25	1,988,100.25	-	
Total	$ 2,410,190.25	$ 2,410,190.25	$ 2,410,190.25	$ -	**$ -**

G

Danville-Pittsylvania Regional Industrial Facility Authority
Rent, Interest, and Other Income Realized for Fiscal Year 2025
As of April 30, 2025

Source of Funds	Funding: Carryforward from FY2024	Funding: Receipts Current Month	Funding: Receipts FY2025	Expenditures FY2025	Unexpended / Unencumbered
Carryforward	$ 3,415,979.07				
Current Lessees					
Institute for Advanced Learning and Research (IALR) [1]		$ 23,342.11	$ 233,421.10		
Axxor N.A. LLC		-	1,000.00		
Mountain View Farms of Virginia, L.C.		-	1,200.00		
Osborne Company of North Carolina, Inc.		-	-		
Capital Outdoor, Inc.		-	2,000.00		
American Electric Power		-	12,000.00		
Total Rent		$ 23,342.11	$ 249,621.10		
Interest Received [2]		$ 11,323.64	$ 108,608.36		
Miscellaneous Income		$ 2,000,000.00	$ 8,114,035.04		
Expenditures					
Hawkins Research Bldg. Property Mgmt. Fee				$ 233,421.10	
Incentive Disbursements to Morgan Olson, LLC				$ 875,641.44	
Incentive Disbursements to Aerofarms				$ 200,000.00	
Incentive Disbursements to Tyson				$ 1,676,195.48	
Economic Leadership LLC - Strategic Plan Development				$ 60,000.00	
Dewberry Engineers - Strategic Plan Development				$ 27,300.00	
KFH Group - Regional Bus Feasibility Study				$ 58,909.45	
Transfers to other funding sheets				$ 2,770,780.66	
Pittsylvania County overpayment of incentives				$ 87,295.64	
Totals	$ 3,415,979.07	$ 2,034,665.75	$ 8,472,264.50	$ 5,989,543.77	$ 5,898,699.80
				Restricted [1]	$ 336,168.81
				Unrestricted	$ 4,503,679.58
				Committed	$ 1,058,851.41

[1] *Please note that rent proceeds must be used in accordance with the U.S. Economic Development Administration's (EDA) Standard Terms and Conditions*

[2] *Please note that this is only interest received on RIFA's general money market account.*

H

Danville-Pittsylvania Regional Industrial Facility Authority

Monthly Disbursements

April 2025

Check Number	Date	Vendor Name	Paid Amount
	4/4/2025	City of Danville	63.61
	4/4/2025	City of Danville	57.19
2735	4/14/2025	Dewberry Engineers Inc	6,825.00
2736	4/14/2025	IALR	23,342.11
2737	4/14/2025	IALR	455.94
2738	4/14/2025	Sellers Brother Inc	30,630.00
2739	4/14/2025	WSP USA Inc	180,655.03
	4/20/2025	City of Danville	40.50

I

Danville-Pittsylvania Regional Industrial Facility Authority

Statement of Net Position [1, 2]

April 30, 2025*

		Unaudited FY 2025
Assets		
Current assets		
Cash - checking	$	393,553
Cash - money market		6,650,816
Accounts receivable		394,450
Total current assets		7,438,819
Noncurrent assets		
Restricted cash - project fund CCC bonds		20,802
Restricted cash - debt service fund CCC bonds		21,729
Capital assets not being depreciated		25,001,055
Capital assets being depreciated, net		19,233,152
Construction in progress		36,923,354
Total noncurrent assets		81,200,092
Total assets		88,638,911
Liabilities		
Current liabilities		
Accrued interest		243,397
Accounts Payable		410,343
Unearned income		600
Economic development payable - current portion		147,000
Total current liabilities		801,340
Noncurrent liabilities		
Loans payable - less current portion		6,395,000
Total noncurrent liabilities		6,395,000
Total liabilities		7,196,340
Net Position		
Net investment in capital assets		74,783,363
Restricted - debt reserves		21,729
Unrestricted		6,637,479
Total net position	$	81,442,571

[1] Please note this balance sheet does not include the Due to/Due from between the County and the City since it nets out and only changes at fiscal year-end.

[2] Please note this balance sheet does not include all general accounts receivable or accounts payable at the month-end date. This is because information regarding accrued receivables/payables is not available at the time of statement preparation.

*Please note these statements are for the period ended April 30, 2025 as of April 30, 2025, the date of preparation. Due to statement preparation occurring in close proximity to month-end, these statements may not include some pending adjustments for the period.

Danville-Pittsylvania Regional Industrial Facility Authority
Statement of Revenues and Expenses and Changes in Fund Net Position
April 30, 2025*

		Unaudited FY 2025
Operating revenues		
Reimbursement of grants		20,410
Rental income		248,996
Other Income		4,252,265
Total operating revenues		4,521,671
Operating expenses [4]		
Mega Park expenses [3]		801,778
Cane Creek Centre expenses [3]		651,397
Cyber Park expenses [3]		224,711
Professional fees		92,128
Other operating expenses		165,768
Total operating expenses		1,935,782
Operating income (loss)		2,585,889
Non-operating revenues (expenses)		
Interest income		108,608
Interest expense		(38,909)
Total non-operating expenses, net		69,699
Net income (loss) before capital contributions		2,655,588
Capital contributions		
Contribution - City of Danville		451,442
Contribution - Pittsylvania County		451,442
Total capital contributions		902,884
Change in net position		3,558,472
Net position at July 1, 2024		77,884,099
Net position at April 30, 2025	$	81,442,571

[3] A portion or all of these expenses may be capitalized at fiscal year-end.

[4] Please note that most non-cash items, such as depreciation and amortization, are not included here until year-end entries are made.

Danville-Pittsylvania Regional Industrial Facility Authority
Statement of Cash Flows
*April 30, 2025**

		Unaudited FY 2025
Operating activities		
Receipts from grant reimbursement requests	$	2,924,763
Receipts from leases		248,996
Other receipts		4,252,265
Payments to suppliers for goods and services		(5,373,910)
Net cash used by operating activities		2,052,114
Capital and related financing activities		
Purchase/disposal of capital assets		(2,063,117)
Proceeds from long-term debt		1,895,000
Capital contributions		902,884
Interest paid on bonds		(7,197)
Principal repayments on bonds		(205,000)
Net cash provided by capital and related financing activities		522,570
Investing activities		
Interest received		108,608
Net cash provided by investing activities		108,608
Net increase (decrease) in cash and cash equivalents		2,683,292
Cash and cash equivalents - beginning of year (including restricted cash)		4,403,608
Cash and cash equivalents - through April 30, 2025 (including restricted cash)	$	7,086,900
Reconciliation of operating loss before capital contributions to net cash used by operating activities:		
Operating income (loss)	$	2,585,889
Adjustments to reconcile operating loss to net cash used by operating activities:		
Non-cash operating in-kind expenses		
Non-cash economic incentive expenses		
Changes in assets and liabilities:		
Change in prepaids		3,436
Change in due from other governments		
Change in other receivables		2,905,228
Change in accounts payable		(3,441,564)
Change in unearned income		(875)
Net cash used by operating activities	$	2,052,114

Components of cash and cash equivalents at April 30, 2025:		
American National - Checking	$	393,553
American National - General money market		6,650,816
Wells Fargo - $7.3M Bonds CCC Debt service fund		21,729
Wells Fargo - $7.3M Bonds CCC Project fund		20,802
	$	7,086,900