



DANVILLE-PITTSYLVANIA
REGIONAL INDUSTRIAL FACILITY AUTHORITY

**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 207
Danville, Virginia**

June 9, 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
Dave Arnold, 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 May 12, 2025.

5. NEW BUSINESS

- A. Consideration of Resolution 2025-06-09-5A, 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 three (3) segmental block retaining walls near the entrance of the Accelerated Training in Defense Manufacturing building by the City of Danville's Department of Community Development – Renee Burton, Director of Planning and Zoning, City of Danville, Virginia.
- B. Consideration of Resolution 2025-06-09-5B, 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 until July 31, 2025 for a maximum 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 2025-06-09-5C, approving Amendment No. 42, dated June 3, 2025, with Dewberry Engineers Inc., a New York corporation, for professional engineering and construction administration services for: (A) Lots 1, 10 and 11 in the Authority's Southern Virginia Megasite at Berry Hill project, located in Pittsylvania County, Virginia, and real property owned by the Authority adjacent to the Southern Virginia Megasite at Berry Hill project containing approximately 289.47 acres (GPIN 1366-12-5834), commonly known as Berry Hill Rd/863 Dan River-Oak Till Tr.; (B) Freshwater Fish and Mussel Surveys; and (C) Vegetative Buffer Relocation, for a lump sum fee of \$121,370.00. – Mr. Bradner.
- D. Consideration of Resolution 2025-06-09-5D, authorizing the negotiation, execution and delivery of a proposal for sign relocation services from Sign Enterprise Inc., a Virginia corporation, where Sign Enterprise Inc. will provide sign relocation services at the Authority's Southern Virginia Megasite at Berry Hill, located in Pittsylvania County, Virginia, for a fee not to exceed \$70,096.60, where the Virginia Department of Transportation will reimburse the Authority in an amount equal to \$70,096.60, a portion of which has already been delivered to the Authority, in connection with Resolution No.

2024-07-08-5C – Corrie T. Bobe, Director of Economic Development, City of Danville and Matthew D. Rowe, Director of Economic Development, Pittsylvania County.

- E. Consideration of Resolution 2025-06-09-5E, authorizing the disbursement of up to \$200,000.00, for cemetery reburial and design services as part of the further development of the Authority's Southern Virginia Megasite at Berry Hill, located in Pittsylvania County, Virginia, in connection with Resolution Nos. 2024-10-16-5A and 2025-04-14-5C – Ms. Bobe and Mr. Rowe.
- F. Financial Status Reports as of May 31, 2025. Michael L. Adkins, Authority Treasurer.
- G. Fiscal Year 2026 General Expenditures Budget. 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: June 9, 2025
FROM: Susan DeMasi | Authority Secretary
RE: Consideraton of Approval of Minutes from Regular Meeting held on May 12, 2025.

ATTACHMENTS

1. Meeting Minutes

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

May 12, 2025

A Meeting of the Danville-Pittsylvania Regional Industrial Facility Authority convened at 12:21 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., Sherman M. Saunders and Alternate Dr. Gary P. Miller. Pittsylvania County Members present were Vice Chairman William V. Ingram, Robert Tucker and Alternate Darrell Dalton.

City/County staff members attending were: City Manager Ken Larking, Interim County Administrator Dave Arnold, Authority Treasurer Michael Adkins, City of Danville Accountants Meredith Franklin and Jaime Pritchett, City of Danville Director of Public Works Rick Drazenovich, 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, Pittsylvania County Project Manager Kattie Saunders, Legal Counsel to the Authority Michael Guanzon and Secretary to the Authority Susan DeMasi. Also present were Brian Bradner, Shawn Harden and Joseph Snead from Dewberry, Linda Green from SVRA, Pittsylvania County Supervisors Ken Bowman and Murray Whittle, and Danville City Council Member Madison Whittle.

Also present were members of the Descendants of Oak Hill: Elylye B. Clark, Phillip S. Adams, Cedric Hairston, Jerry Wilson, Riley Wilson, Barry Wilson and Edward Hairston.

Chairman J. Lee Vogler, Jr. presided.

PUBLIC COMMENT PERIOD

Chairman Vogler recognized Mr. Cedric Hairston who addressed the Authority Board stating, he was a resident of Pittsylvania County and a member of the Descendants of Oak Hill. They represent the families of Adams, Hairston and Wilson. After last fall when it was published in the local media of this Board's intentions of moving the graves that were discovered in the Berry Hill Mega Industrial Park site, they felt it was important for them as a collective group to listen and to cooperate in the process of economic development for the region. In October, they were provided the opportunity for questions and tours of the three grave sites that would affect their families. A warm welcome was provided by the representatives of the Board; they often heard the statement that they would like to know what the families would want. It appeared that the partnership with the Board would be 100% positive. The Descendants have met on several occasions as they have family members across the country who were waiting on answers to questions and concerns that they may have with the transfer of graves. They have asked for those questions to who are directly involved in this process and they have not received any answers to those questions as of yet. The first was to provide an artistic drawing of the new Descendants of Oak Hill Cemetery so that they, as a families, can review, approve or to submit their approval or suggestions to the project. No plans have been shared with them at this time. They have also asked Mr. John Badeo who works with the WSP USA Inc. if he could provide them with a list of three funeral homes that he has worked with recently in doing similar work. On March 26th, the question was submitted to representatives of this Board as well as by email, with no response; not even an acknowledgement that the question was received. In the fall of 2024 when this project first began, they were told by many to stop, block and delay from many individuals outside the Dan River region. But locally, the majority of them with a very slim margin felt it was in the best interest of the region that they work with the Board, collaboratively, with mutual respect for a better future for this region. They need

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

May 12, 2025

economic growth. Court delays or injunctions would only indicate to businesses and to industries looking at the Berry Hill site, to look elsewhere. Today they were here with hope that the two questions will be answered so that they could continue their work with their family so they can engage them in this process in what was taking place. They look forward to maintaining an effective partnership with this board as they want to be involved in this process. Together they can bring forth a community that will inspire other regions to follow them as they unite in unity.

Mr. Vogler thanked Mr. Hairston for coming and speaking; the Board members will discuss this with staff. Mr. Saunders thanked Mr. Hairston and his guests for coming this afternoon and asked Mr. Hairston if he had any specific questions that he wanted answers to so the Board was honoring Mr. Hairston and his group's request.

Mr. Hairston noted the first was, when the initial meetings took place in the fall, it was provided to the community who had questions, that it was a donation of time in regards to one of the local funeral homes in order for them to secure the remains of the individual graves; that it would be an aspect of a donation of their time. Many of the family members felt a little concern as they looked at the budgets that have shown how much of the money has been invested in the Berry Hill Megasite that, number one, how could a company who was providing a service for this project could be asked if they would just donate their time and resources for that. That was a concern to the three families that they felt like that funeral home should be compensated as opposed to being approached to see if they would donate their time. Also, in regards to the relocation of those graves, they will be moved to the Hairston Plantation gravesite itself. They were looking for an entryway that will reflect the investment of those individuals who were being buried there; that they contributed to this region and to this land. The tenants of that land before RIFA became the owners, with their hard labor and never really being recognized for what they have done for this community, the development they had provided to those slaveowners, they felt it was important for something to be there that represents the families.

Mr. Saunders questioned, when Mr. Hairston said families, was he talking about a family representative, were they talking about a spokesperson for the family or a family name of Hairston and Mr. Hairston noted no, it was bigger than Hairston, it was Adams and Wilson; that was why they called themselves the Descendants of Oak Hill.

Mr. Vogler stated that the RIFA board would discuss this with staff and want to make sure they get answers to the questions that were brought up and discuss the best path forward. The Board's intention from the very beginning was to handle this as respectfully as possible; they want to continue to work with the families to achieve that goal.

APPROVAL OF MINUTES OF THE APRIL 14, 2025 REGULAR MEETING

Upon **Motion** by Mr. Saunders and **second** by Mr. Ingram, Minutes of the April 14, 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 2025-05-12-5A APPOINTING DAVE ARNOLD

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

May 12, 2025

AS THE INTERIM COUNTY ADMINISTRATOR

Legal Counsel to the Authority Michael Guanzon explained that the Pittsylvania County Board of Supervisors has appointed Dave Arnold as the Interim County Administrator as of May 6, 2025. The County Administrator Officer position needed to be filled according to the by-laws.

Mr. Ingram **moved** for adoption of *Resolution 2025-05-12-5A, a Resolution Appointing Dave Arnold, as the Interim County Administrator Officer of the Authority.*

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 2025-05-12-5B AUTHORIZING AN AMENDMENT TO THE MITIGATION AGREEMENT WITH HGS, LLC

Pittsylvania County Director of Economic Development Matt Rowe explained this was for RES LLC, a month's extension; the Authority was working with them on the mitigation plan. The agreement executed in January expired on May 20, 2025; this extends it for another month for a \$1,000 fee as the Board continues to work with them on finalizing the mitigation plan. Mr. Vogler questioned the delay, and Mr. Rowe noted it was working with potential prospects ensuring that RES was able to meet their needs when it comes to their various applications.

Mr. Saunders **moved** for adoption of *Resolution 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.*

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)

5C. CONSIDERATION OF RESOLUTION 2025-05-12-5C AUTHORIZING A SUBDIVISION PLAT AT THE SOUTHERN VIRGINIA MEGASITE

Mr. Rowe explained the Authority had recently closed on purchasing the Oak Hill Plantation property which was roughly 290 acres. Staff was working on a boundary line adjustment adding RIFA property to that property to get them reconsolidated and ready the site, all on the one property. As part of that, it would also work toward the required zoning reclassifications. Staff proactively put into the agreements that they would not utilize this land for industrial and as such they need to make sure they were rezoning that land either to agricultural or conservation. It allowed RIFA to make sure they were keeping all the vital cultural assets on one single property that was publicly owned so it was not subject to industrial development.

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

May 12, 2025

Mr. Tucker **moved** for adoption of *Resolution 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.*

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. FINANCIAL STATUS REPORT AS OF APRIL 30, 2025.

Authority Treasurer Michael Adkins gave the Financial Status report as of April 30, 2025, beginning with the \$7.3M Bonds for Cane Creek, which had no activity for April. Under General Expenditures for the current fiscal year, RIFA paid the Institute \$455.94 for meals, and the monthly utilities to the City of \$161.30. There were several payments to Sellars Brothers for ongoing maintenance for February, March and April, and annual bush hogging at the Megasite; that payment was \$28,070. Funding Other than Bonds for the Megasite had a payment to Sellars Brothers for clearing; that expenditure was covered by a grant from the Danville Regional Foundation. There was a progress billing from WSP for the cemetery relocation, for work through the month of February of \$180,655.80. Lot 4, Lots 1 and 2, Water and Sewer at Berry Hill, and Cyber Park Site Development had no expenditures for April. Rent, Interest and Other Income showed RIFA received the regular monthly income from the Institute for the Hawkins Building of \$23,342; RIFA did receive the next payment from Project Orange for May 1st, a payment to Dewberry Engineers for \$6,825 for progress billing related to the strategic plan development, and also to the Institute for the Hawkins' Building Maintenance of \$23,342.

Mr. Saunders **moved** to accept the Financial Report as presented; 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)

Mr. Rowe asked the Chairman if it would be appropriate for the Board to provide answers to the family while they were here rather than making them sit through closed session. Mr. Vogler noted he would like the Board to be able to have a conversation, and Mr. Guanzon explained they can have shorter closed session, come out and go back if he would prefer.

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

May 12, 2025

6. CLOSED SESSION

At 12:39 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:

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

May 12, 2025

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

7. RETURN TO OPEN SESSION

On **Motion** by Mr. Saunders and **second** by Mr. Ingram and by unanimous vote at 1:12 p.m., the Authority returned to open meeting.

Mr. Ingram **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)

Mr. Guanzon thanked Mr. Hairston and the family members and as part of transparency process, under the terms of their open meeting laws, typically when the Board has the public comment section, as noted in the Agenda, it typically was not a question and answer situation; he understood they were not really expecting that today. RIFA would like to accommodate the family further and try to respond to the questions that they were able to respond to today. If there were any other questions, the Board will continue the same way with members of the staff and they can get more clarification.

Mr. Rowe noted to the family, that his and Ms. Bobe's intentions were extremely sincere, trying to work with the families, Adams, Wilson and Hairston. They want to make sure they continue that open relationship and communication. Staff wanted to give them some answers while they were here. The first thing they heard was regarding the Fisher & Watkins item. Staff did not solicit them for any kind of donation of their work; that was something that they stated to RIFA that they themselves wanted to do. Staff has received a bill from Fisher & Watkins, for all of the services which included the actual act of re-burying. That final number from Fisher & Watkins could not be received until all the field work was completed, which was completed about two weeks ago. Mr. Rowe and a WSP archeological team member on Friday, with the funeral home, went through every individual remains to develop that final invoice from Fisher & Watkins.

Regarding the comments on drawings on the plantation cemetery, RIFA was originally looking to utilize Dewberry on this and honestly thought that maybe Dewberry was not the right fit. The County has excess Brownfield funds, and they approached their Brownfield partners

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

May 12, 2025

because they have more experience, and asked what was the best architectural team that could help with this visioning and concept process. They recommended KEi Architects, and the family has met Marcus Thomas and that team and they were in the process of working on that. One of the final things they need in order to finish that work was accessing the site to not only see the consolidated cemetery site but staff was also having them look at a concept for the rest of the site RIFA purchased; that closing happened last week. Now that it was closed, Marcus Thomas and his team can access the property and do their work. The other thing they wanted to have before they could do their concept was the boundary line adjustment; RIFA just finalized that concept with Dewberry and was approved by the Board today. Mr. Rowe wanted to let the families know they understand their frustration but the staff was doing exactly what they told the family members they would do. That was doing it methodically, going through the process of doing the boundary line adjustments, and getting things rezoned; it does take time. Mr. Rowe noted Mr. Hairston said he provided a list of three funeral homes; he went back and looked at the email sent on March 19th to John Ladell, and it stated a list of the most recent funeral homes that he and his team have worked with. Staff will follow up with Mr. Ladell, and Mr. Rowe apologized for not getting that information to them; he believed the reason why he or Ms. Bobe did not respond was because it was addressed to Mr. Ladell. That was where they were right now; moving forward they hoped that they were able to continue the positive relationship they have.

Mr. Hairston noted he appreciated Mr. Rowe's presentation and believed some clarification was needed. On March 26th, the email was sent stating to Mr. Rowe and copied with the other board members as well, asking questions from Mr. Ladell that had not been clarified. Mr. Rowe had mentioned as far as Fisher & Watkins and receiving an invoice from them, he wanted make sure he understood, the invoice was for the vaults and not for the storing of the remains. Mr. Rowe stated they did include a storage fee. Mr. Hairston noted Mr. Rowe stated that Fisher & Watkins approached him and volunteered, and Mr. Rowe explained staff approached them at the direction from the descendants' meeting, staff was advised to utilize Fisher & Watkins, they did that in good faith. When staff approached them, they offered that.

Mr. Vogler thanked the families for coming; the Board has already asked staff to continue to communicate with them so they can continue to move this in a good direction and get them all to a place where they will all be happy with something they can be proud of.

6. CLOSED SESSION – 2nd

At 1:24 p.m. Mr. Tucker **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

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

May 12, 2025

- 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. Ingram 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. Ingram and by unanimous vote at 1:46 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:

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

May 12, 2025

(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. Larking gave an update on the regional transportation plan for bus service. The City was informed, through Mark Adelman, that due to uncertainty in federal funding the State was not comfortable with providing funding for the capital necessary for the buses which were quite expensive; this was on hold for now. The plan had been to go through the process of implementing a service like this which often leads to a heavy percentage of the state and federal funding support. In order to provide this and make it as economical for the local government as possible, it was necessary to get that federal and state support. Mr. Adelman's contact at the state was saying that they were not making any decisions to expand rural transportation until things become clear.

Mr. Vogler requested clarification on what clarity for them looked like so the Board knows who they need to speak with and how they may help lobby and facilitate clearing that up for everyone. This was important, it ties in with what they were trying to do with economic development and landing projects. Mr. Larking noted they can get that information.

Linda Green presented the CiCi Award from the Trade and Industry Development's Corporate Investment Media Impact. This one comes to RIFA and was presented from Due North Consultants and Publishers Trade and Industry Development to RIFA for outstanding achievement in economic development. The City, County, VSRA as well as Microporous received one too.

Mr. Ingram noted his brother passed away last month, and thanked everyone for their calls, texts, thoughts and prayers. He appreciated staff working on all the issues.

Mr. Tucker noted it was a good meeting and commended the staff for the work they do. Mr. Dalton noted it was a good meeting and thanked the team.

Mr. Saunders noted it was a good meeting, appreciated the work of the staff and stated he would request from staff if they hear anything regarding grave removal, to pass the information to the Board. He also does not want the public to get confused about what they were doing. Dr. Miller noted staff did a great job with the cemetery issue, and questioned the \$30M the Institute was not going to get to extend the Advanced Learning Training Center was cut from the governor's budget, where do they go from there. Linda Green explained the language said it still may be addressed in the caboose deal, they were hoping that the caboose follow

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

May 12, 2025

up might still get favorable feedback. The extension would be for additional fast launch bays; they added four of those and before they opened the Navy had already taken them. The fast launch bays were at the Center for Manufacturing Advancement and the ATDM was the building right beside; they did not receive the funding for the CMA fast launch bays.

Mr. Vogler thanked the Board members for the contributions and the dialogue staff had; they handled it well.

Mr. Rowe noted the County has a new company called Cambridge Pavers, and Mr. Rowe reached out to them to see if they would donate the paving stones for the cemetery project. They have, in writing, agreed to do so. Those would be paving stones for walkways throughout in addition to paving stones placed on each individual grave.

Meeting adjourned at 2:01 p.m.

APPROVED:

Chairman

Secretary to the Authority

ITEM: 5.A.
DATE: June 9, 2025
FROM: Michael Guanzon | Legal Counsel to Authority
RE: Consideration of Resolution 2025-06-09-5A, 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 three (3) segmental block retaining walls near the entrance of the Accelerated Training in Defense Manufacturing building by the City of Danville's Department of Community Development – Renee Burton, Director of Planning and Zoning, City of Danville, Virginia.

SUMMARY

Calvin Construction Services, LLC has submitted plans and specifications to install three (3) segmental retaining walls at Parcel ID 76441 (231 Slayton Avenue). The retaining walls will be installed on both sides of the entrance of the ATDM facility (1 on the north side and 2 on the south side of the entrance) and will be constructed of Rockwood Premiere 9D blocks. The Restrictive Covenants for the Cyber Park states: "No improvements shall be constructed, erected, placed, altered, or permitted on any Parcel until plans and specifications with respect thereto, in manner and form are satisfactory to the Review Committee". The proposed retaining wall should be reviewed for compliance of location and materials.

Article 1.0 of Appendix B states: "The plan must be approved before any development on the parcel occurs and must in accordance with the City of Danville's Zoning Ordinance" and "It shall include all site improvement materials. This includes fences, walls, screening, piping, paving, etc."

Article 2.0 of Appendix A states: "The following materials are generally accepted by the Review Committee: Brick, architectural block, architectural concrete, architectural precast concrete, polished stone, energy efficient glass, glass or certain wall systems, or pre-finished metal wall panel systems."

RECOMMENDATION

The Planning Staff has reviewed the proposed plans and specifications for the installation of a retaining block wall at 231 Slayton Avenue for compliance with the Restrictive Covenants for the Cyber Park and the Zoning Code. The Planning Staff has determined that the proposal to install a retaining wall constructed of Rockwood Premiere 9D block is in compliance with the Restrictive Covenants for the Cyber Park and the Zoning Code. However, the Planning Staff has not received landscaping plans for this installation and encourages the landscaper to supply plans for review as soon as they become available.

ATTACHMENTS

1. Resolution 2025-06-09-5A
2. Exhibit A - ATDM Retaining Wall

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 THREE (3) SEGMENTAL BLOCK RETAINING WALLS NEAR THE ENTRANCE OF THE ACCELERATED TRAINING IN DEFENSE MANUFACTURING BUILDING BY THE CITY OF DANVILLE'S DEPARTMENT OF COMMUNITY DEVELOPMENT

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 made that certain Declaration of Restrictive Covenants for the Cyber Park ("**Cyber Park**"), dated September 20, 2004, and recorded in the Clerk's Office of the Circuit Court of the City of Danville, Virginia (the "**Clerk's Office**"), as Instrument No. 05-1671 (the "**Original Declaration**"), as amended by that certain Amendment to Declaration of Protective Covenants for the Cyber Park, dated May 14, 2012, recorded as Instrument Number 12-1656 in the Clerk's Office (the "**First Amendment to Declaration**"), as amended by that certain Second Amendment to Declaration of Protective Covenants for the Cyber Park, effective as of June 11, 2012 (the "**Second Amendment to Declaration**"), and as amended that certain Third Amendment to Declaration of Protective Covenants for the Cyber Park, dated as of July 8, 2024 (the "**Third Amendment to Declaration**") (the Original Declaration, the First Amendment to Declaration, the Second Amendment to Declaration and the Third Amendment to Declaration, collectively, the "**Declaration**"), which placed numerous conditions, covenants, restrictions and reservations on that certain real property covering the Authority's Cyber Park project, located in the City of Danville, Virginia (the "**Cyber Park**"); and

WHEREAS, the City of Danville's Department of Community Development ("**DCD**"), has submitted a site plan for the installation of three (3) segmental block retaining walls (the "**Retaining Walls**") on that certain real property within the Cyber Park, located at 231 Slayton Ave., Danville, Virginia 24540 (PIN 76441), as shown on **Exhibit A**, attached hereto and incorporated herein by this reference; and

WHEREAS, the Authority finds that in its capacity as the Review Committee (as defined in the Restrictive Covenants), the site plan for the Retaining Walls, as submitted by DCD and recommended by DCD for approval by the Review Committee, are in compliance with the Restrictive Covenants, but subject to compliance with the applicable provisions of the Zoning Code of Danville, Virginia; and

WHEREAS, the Authority has determined that the approval of the site drawings and plans for the Retaining Walls is in furtherance of the Authority's purpose of developing and enhancing its Cyber Park project.

Resolution No. 2025-06-09-5A

NOW, THEREFORE, BE IT RESOLVED, that

1. The Authority hereby approves the site plan for the Block Wall, as submitted by DCD, as presented by DCD and as reviewed by the Review Committee (as defined in the Restrictive Covenants) at this meeting, provided, however, that DCD approves those plans for purposes of complying with the Zoning Code of Danville, Virginia.

2. The Authority hereby authorizes the Chairman and the Vice Chairman, in consultation with the other, to execute and deliver such other documents in connection with the approval of the site plan for the Retaining Walls, as may be approved by the Chairman (or the Vice Chairman as the case may be), in consultation with the other, such execution by the Chairman (or the Vice Chairman as the case may be) to conclusively establish his approval of such other documents.

3. The 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 approval of the site plan for the Retaining Walls or as they in their discretion deem necessary or appropriate in order to carry out the intent and purposes of this Resolution.

4. The Authority hereby approves, ratifies and confirms any and all actions previously taken by the Authority, its agents and representatives, in respect to the approval of the site plan for the Retaining Walls and the matters contemplated in this Resolution.

5. 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 June 9, 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 9th day of June 2025.

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

(SEAL)

Exhibit A

(Retaining Walls Site Plan)

ATDM MSE Retaining Walls

Wall Notes and Specifications

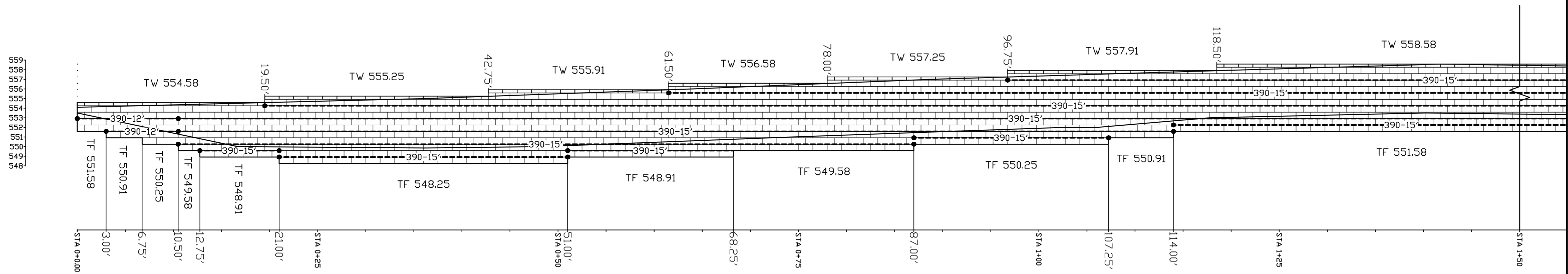
- 1) Design Factors of Safety
 - a) Base Sliding 1.5
 - b) Bearing Capacity 2.0
 - c) Overturning 1.5
 - d) Internal Sliding 1.5
 - e) Shear Capacity 1.5
 - f) Global Stability 1.3 (evaluated by Owner's third party geotechnical engineer).
- 2) Uniform design load surcharge: 250psf applied at paving sections.
- 3) Design Standards and codes:
 - a) NCMA Design Manual for Segmental Retaining Walls, 3rd Ed., 2009
 - b) 2018 Virginia Construction Code (VCC)
- 4) Basis of Design Reference Documents: Dewberry Grading Plan, dated: 2/26/2024.
 The referenced documents are the basis of design for these retaining wall plans, should any findings, revisions, and/or changes be made or found to deviate from the reference documents Pope Engineering, PLLC must be notified in writing prior to wall construction.
- 5) This retaining wall design does not allow for surface or subsurface water accumulation, and assumes that groundwater is present at a depth that will not affect the support characteristics of the retaining wall(s), this must be verified by the third party geotechnical engineer. Face drains need to be maintained, throughout the life of the wall. Notify retaining wall engineer if ground water is encountered in the foundation, retained, or reinforced soils at any time during the excavation, construction, and/or backfill of the retaining wall(s) in this design, a revision to these designs will be required. Temporary and finished grades must direct surface water away from retaining wall(s).
- 6) Notify retaining wall design engineer to any changes in grades, utilities, structures ect. that deviate from the referenced documents.
- 7) Materials:
 - a) Block: Rockwood Premiere 9D.
 All block units shall be manufactured in accordance with ASTM-C90 and ASTM C140, and shall have a minimum 28 day compressive strength of 3000 psi.
 - b) Grid: Gridmaxx 270. See elevations for depth of install from face of block. Geogrid must be rejected if 5% or more of a structural rib has been cut or ripped.
 - c) Unit fill: #57 stone
 - d) Soils:
 - Reinforced Soils: Compacted granular material, free of organic materials with a maximum aggregate size of 1" in any direction, less than 35% passing #200 sieve, plasticity index of 10 or less (5 or less for walls > 20' tall), friction angle 28° or greater, compacted to 95% standard proctor density placed at ±2% optimum moisture content, compacted in 8" maximum lifts. Proctor to be filed with retaining wall design engineer prior to construction. All reinforced fill below the 100 year flood elevation to be #57 stone. Top of #57 stone fills to be covered with filter fabric.
 - Retained Soils: Material with a minimum 28 degree friction angle, cohesion > 100 psf, with a saturated unit weight of 120pcf.
 - Foundation Soils: Material with a minimum 28 degree friction angle, cohesion >100 psf, with a saturated unit weight of 120 pcf. These retaining wall designs assume a stable foundation. The soils bearing capacity, settlement, and overall global stability shall be addressed by the third party geotechnical engineer.
 - e) Impermeable fill cap: Soil with more than 50% of material passing #200 sieve.
 - f) Filter fabric: Mirafi 140N or equivalent non woven filter fabric, installed above stone backfill.
- 8) Maximum Unfactored Bearing Pressure applied by block retaining walls: wall height 35'-30' (5500 psf), wall heights 30'-25' (4500 psf), wall height 25'-20' (3750 psf), wall height 20'-15' (3300 psf), wall height 15' and under (2500 psf). Third party geotechnical engineer to verify bearing capacity of the foundation materials with an appropriate factor of safety for the reinforced fill subgrade and leveling pad (footing) subgrade at the time of excavation. Improve soil bearing capacity as needed at the direction of the third party Geotechnical Engineer of Record.
- 9) Execution:
 - a) Retaining wall to be staked out in the field by others.
 - b) Block and grid to be installed per manufacturers instructions.
 - c) All disturbed soils to be compacted to 95% standard proctor density.
 - d) Secure cap units with block manufacturers recommended adhesive.
 - e) The top of all drainage stone to be to be separated from impermeable fill cap with filter fabric.
 - f) Fencing/guardrails designed and installed by others, posts should not be augured. If fence is to be installed within 2 feet of back of wall, Sleeve-its or an approved alternative should be installed for fence posts.
 - g) Any temporary shoring as required by existing utilities, boundaries, or any project constraints and/or OSHA safe excavation practices to be provided, designed, and installed by others.
 - h) GC to coordinate the installation of utilities behind wall where applicable.
 - i) Where grids overlap, maintain a minimum of 3" of compacted fill between grid layers.
 - j) Construction equipment must not be operated directly on the geogrid.
 - k) Maintain the direction of drainage away from the wall face at all times during construction.
 - l) The geogrid must be laid horizontally on compacted backfill, and pulled tight removing any slack before placing fill above. Soil surface shall be smooth and level prior to placing grid.
- 10) Construction operations must be limited to only light compaction equipment within 5' of the wall during and after construction. Stockpiled materials and equipment must not be stored within a distance of 3 times the height of the wall.
- 11) The design envelope for these retaining wall designs provided by Pope Engineering, PLLC, stops at the bottom of the leveling pad and the back of the geogrid

- reinforcement. Any drainage, bearing, settlement, global stability, or any other improvements that may be required shall be improved at the direction of the Owner's third party Geotechnical Engineer of Record.
- 12) Erosion control measures must be installed as soon as wall construction allows, erosion control to be specified and designed by the civil EOR, installed by the general contractor, and maintained by the owner. Erosion around the retaining walls can cause wall failures.
- 13) Compaction testing must be performed for each reinforced soil lift, at a minimum of every 100 linear feet. Friction angles must be verified by the Owner's third party geotechnical engineer, to meet or exceed the minimum values used in this design. If the Reinforced, Retained, and/or Foundation soils are found to not meet the minimum friction angles used in this design then a revision to these plans will be required, by Pope Engineering, PLLC.
- 14) Stability of any temporary slopes required by the installation of these retaining walls shall be addressed by a qualified Geotechnical Engineer. Responsibility of these slopes rests with the Owner and/or their third party Geotechnical Engineer.
- 15) The General Contractor is responsible for coordination and sequencing all work around the retaining wall, including the retaining wall. Finished bottom of wall grades and slopes must be established and inspected, prior to start of wall construction.
- 16) A pre-construction meeting must be scheduled by the general contractor prior to the start of wall construction and attended by the third party testing agency, general contractor, wall installer, Pope Engineering and any other contractor working in the reinforced zone of the wall(s). Reinforced backfill proctors, Atterberg limits, and grain size distribution analysis must be made available prior to the start of the preconstruction meeting. Additional soil testing may be required after the meeting.
- 17) Owner is responsible for retaining a qualified Geotechnical Engineer to perform the special inspections in table 1705.6 of the VCC.

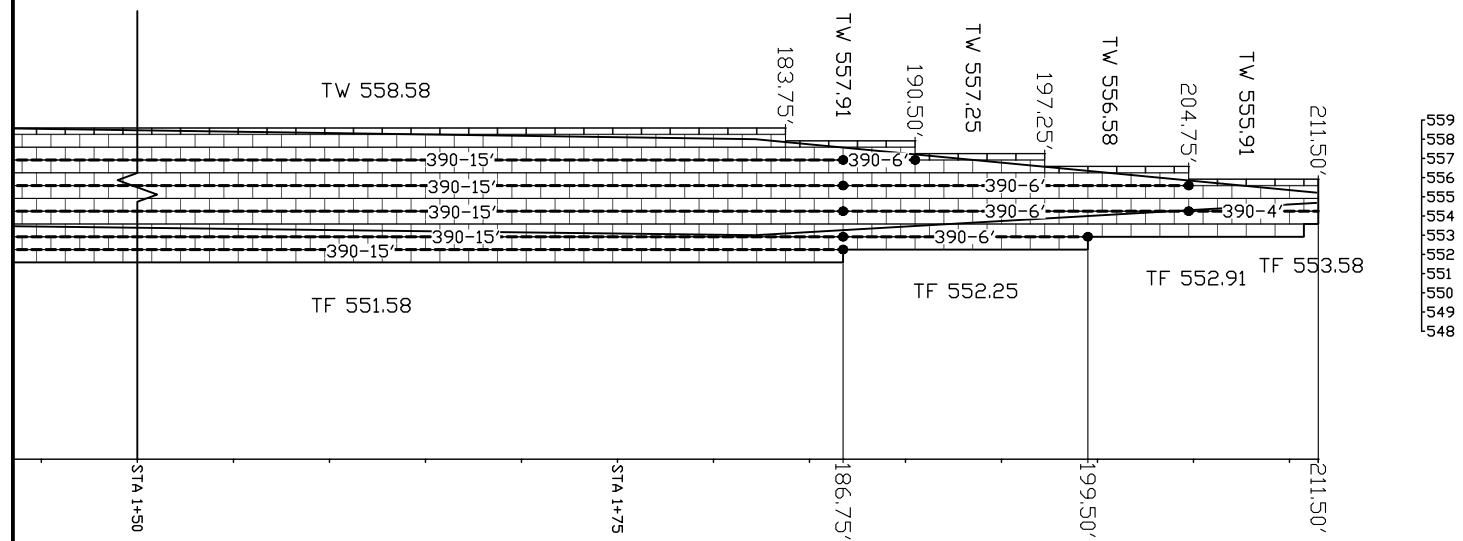


<p>Pope Engineering, PLLC 336 406 7057 aaron@pope-engineering.com</p>	<p>Project: ATDM MSE Retaining Walls 231 Slayton Avenue, Cyber Park Danville, VA 24540</p> <p>Prepared for: CCS</p>	<p>Revision: 1) 11/1/2024</p> <p><i>Aaron Pope</i> AARON POPE Lic. No. 63624 11/1/2024</p>	<p>Retaining Wall Notes, Specifications, and Site Plan</p> <p>S-1</p> <p>Sheet 1 of 4</p>
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Wall 1 Elevation Sta 0+00 - 1+50'



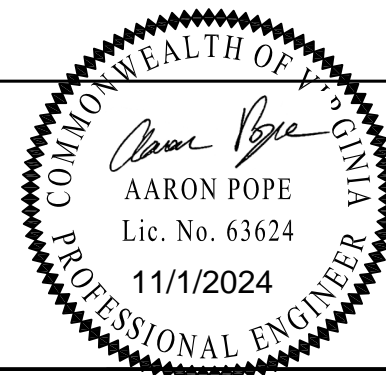
Wall 1 Elevation Sta 1+50 - 2+11.5'



Pope Engineering, PLLC
 336 406 7057
 aaron@pope-engineering.com

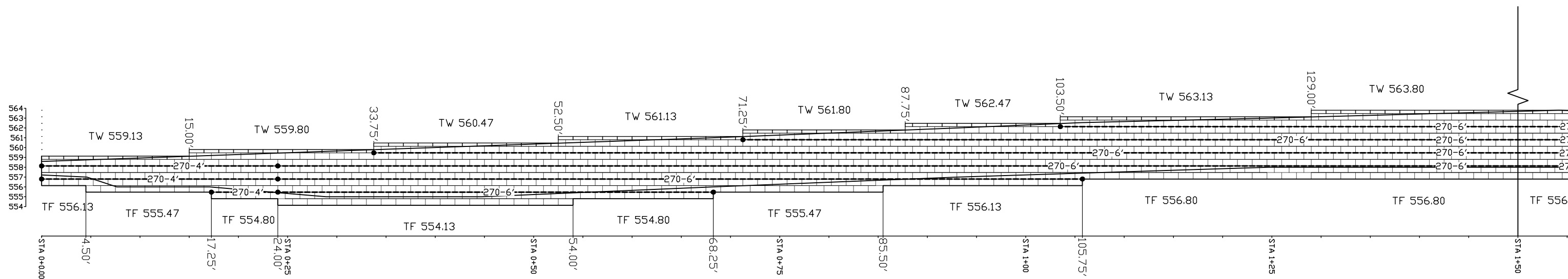
Project:
 ATDM MSE Retaining Walls
 231 Slayton Avenue, Cyber Park
 Danville, VA 24540
Prepared for:
 CCS

Revision:
 1) 11/1/2024

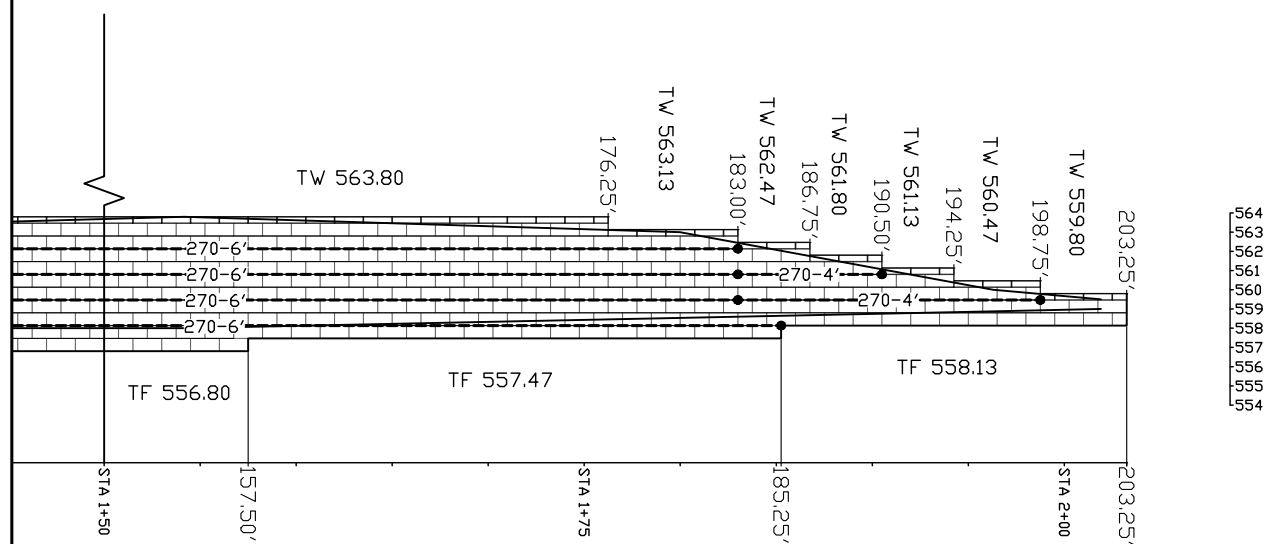


Elevation Wall 1
 S-2
 Sheet 2 of 4

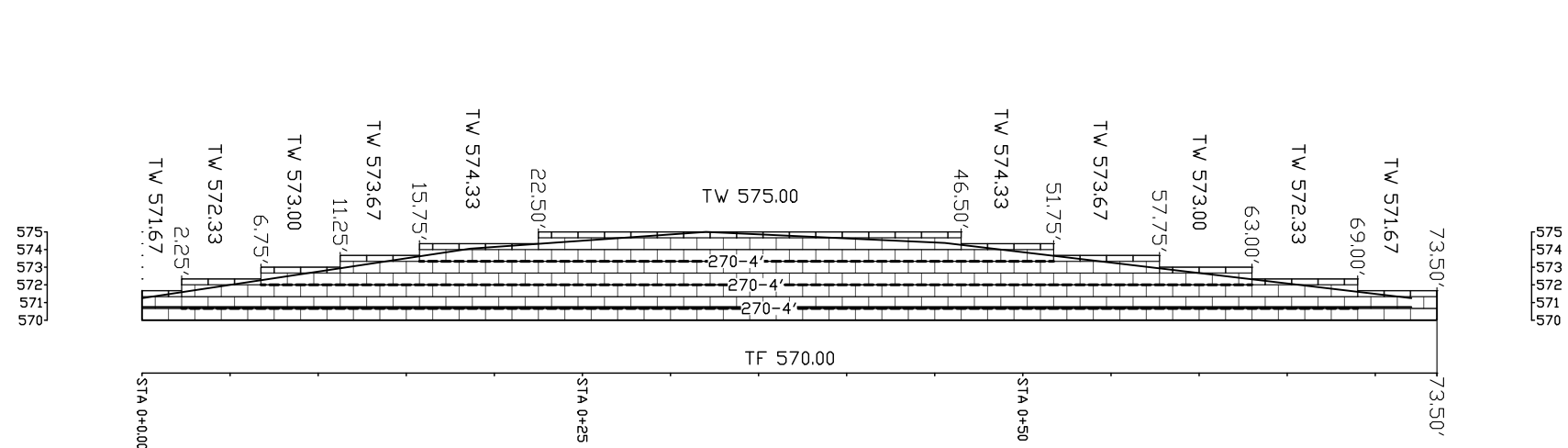
Wall 2 Elevation Sta 0+00 - 1+50'



Wall 2 Elevation Sta 0+00 - 2+03.25'



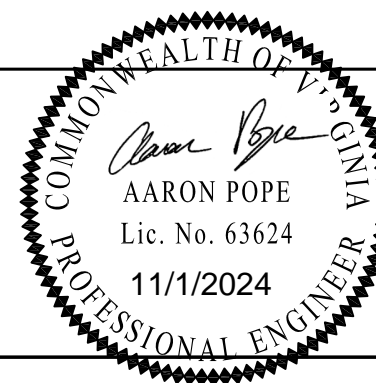
Wall 3 Elevation Sta 0+00 - 0+73.5'



Pope Engineering, PLLC
336 406 7057
aaron@pope-engineering.com

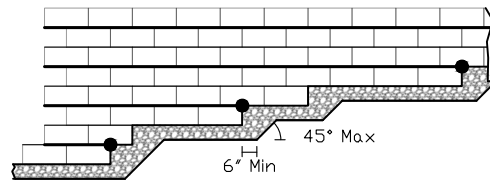
Project:
ATDM MSE Retaining Walls
231 Slayton Avenue, Cyber Park
Danville, VA 24540
Prepared for:
CCS

Revision:
1) 11/1/2024



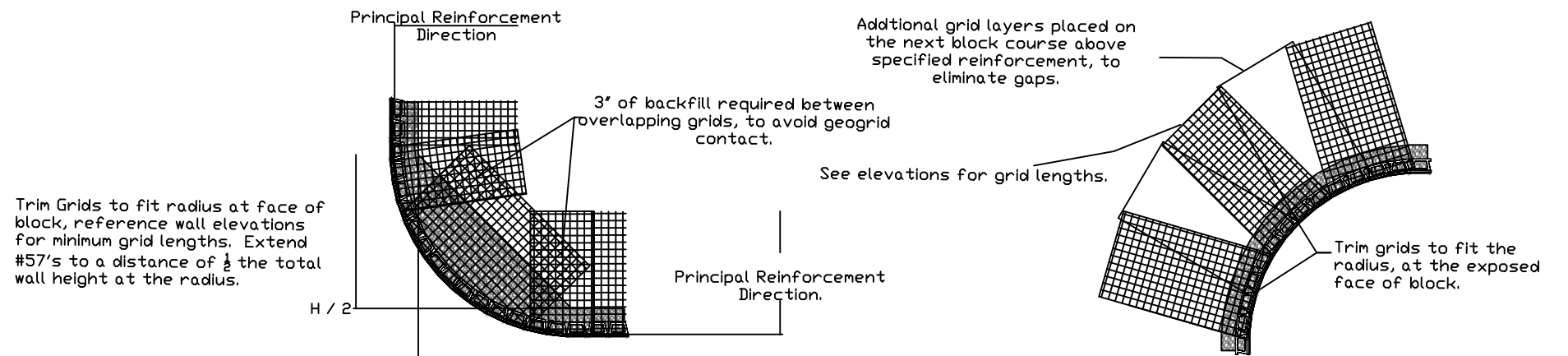
Elevations Walls 2 and 3
S-3
Sheet 3 of 4

Base Course Step Detail

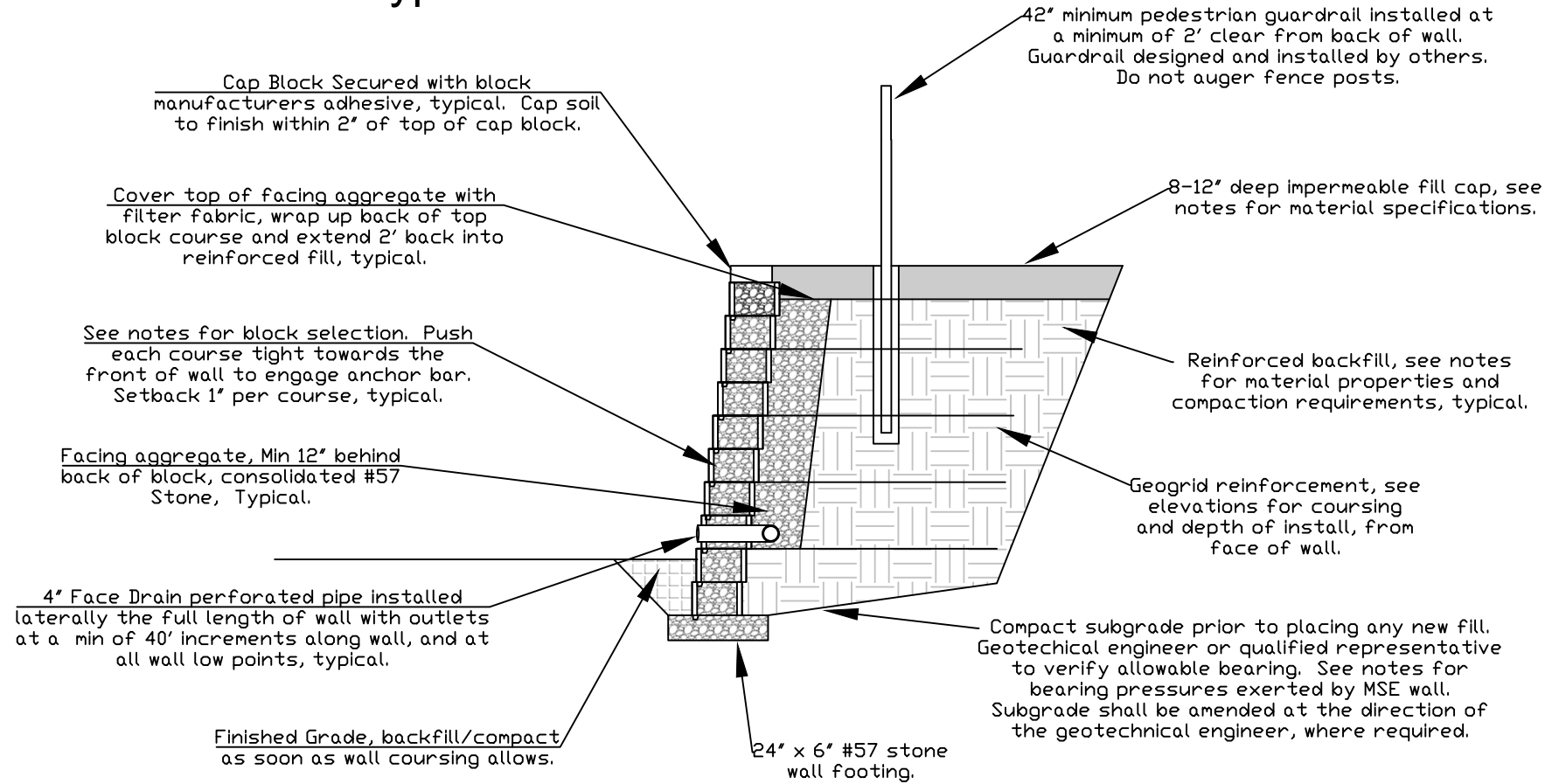


Foundation soils below the #57 stone leveling pad and the reinforced fill are to be approved by the site geotechnical engineer prior to placing any fills above. Foundation soil improvements shall be performed at the direction of the site geotechnical engineer.

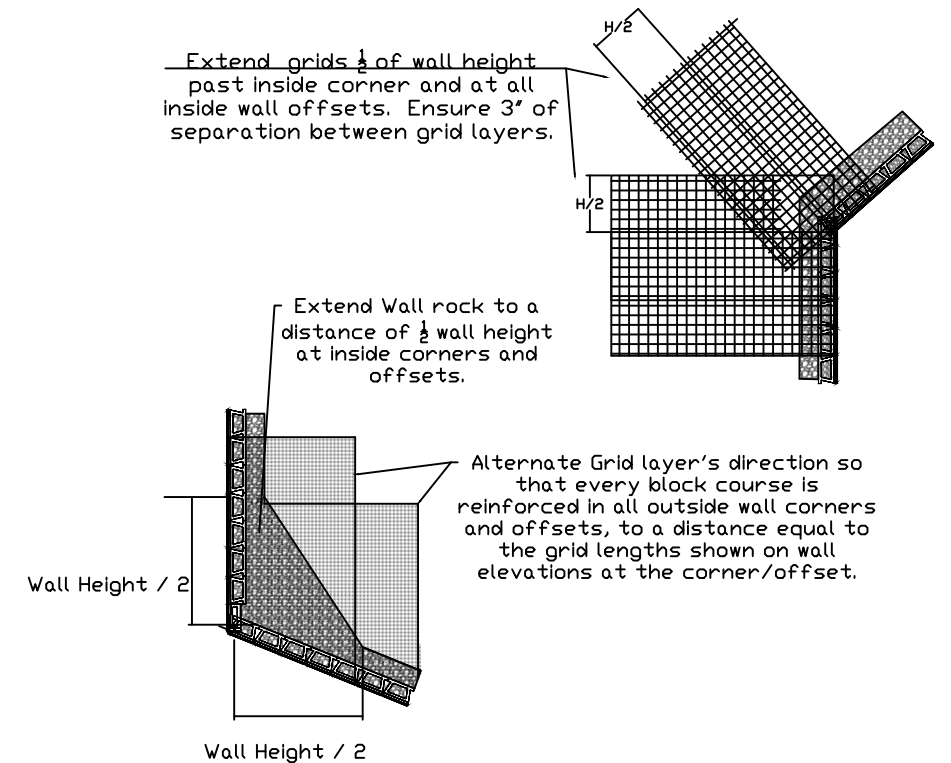
Wall Radius Detail



Typical Section



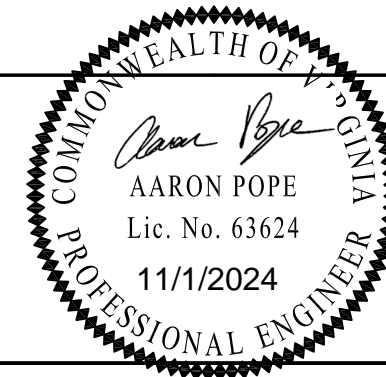
Wall Offset Detail



Pope Engineering, PLLC
336 406 7057
aaron@pope-engineering.com

Project:
ATDM MSE Retaining Walls
231 Slayton Avenue, Cyber Park
Danville, VA 24540
Prepared for:
CCS

Revision:
1) 11/1/2024



Wall 3 Elevation and Wall Details
S-4
Sheet 4 of 4



DANVILLE-PITTSYLVANIA
REGIONAL INDUSTRIAL FACILITY AUTHORITY

ITEM: 5.B.
DATE: June 9, 2025
FROM: Michael Guanzon | Legal Counsel to Authority
RE: Consideration of Resolution 2025-06-09-5B, 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 until July 31, 2025 for a maximum 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 2025-06-09-5B

Resolution No. 2025-06-09-5B

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 UNTIL JULY 31, 2025 FOR A MAXIMUM 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 a second amendment to the Mitigation Agreement in order to further extend the term of the Mitigation Agreement until July 31, 2025 (the "**Amendment**") in exchange for an extension payment in an amount up 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

Resolution No. 2025-06-09-5B

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.

- # -

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 June 9, 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 9th day of June 2025.

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

(SEAL)



DANVILLE-PITTSYLVANIA
REGIONAL INDUSTRIAL FACILITY AUTHORITY

ITEM: 5.C.
DATE: June 9, 2025
FROM: Michael Guanzon | Legal Counsel to Authority
RE: Consideration of Resolution 2025-06-09-5C, approving Amendment No. 42, dated June 3, 2025, with Dewberry Engineers Inc., a New York corporation, for professional engineering and construction administration services for: (A) Lots 1, 10 and 11 in the Authority's Southern Virginia Megasite at Berry Hill project, located in Pittsylvania County, Virginia, and real property owned by the Authority adjacent to the Southern Virginia Megasite at Berry Hill project containing approximately 289.47 acres (GPIN 1366-12-5834), commonly known as Berry Hill Rd/863 Dan River-Oak Till Tr.; (B) Freshwater Fish and Mussel Surveys; and (C) Vegetative Buffer Relocation, for a lump sum fee of \$121,370.00. – Mr. Bradner.

ATTACHMENTS

1. Resolution 2025-06-09-5C
2. Exhibit A - Dewberry Amendment

Resolution No. 2025-06-09-5C

A RESOLUTION APPROVING AMENDMENT NO. 42, DATED JUNE 3, 2025, WITH DEWBERRY ENGINEERS INC., A NEW YORK CORPORATION, FOR PROFESSIONAL ENGINEERING AND CONSTRUCTION ADMINISTRATION SERVICES FOR: (A) LOTS 1, 10 AND 11 IN THE AUTHORITY'S SOUTHERN VIRGINIA MEGASITE AT BERRY HILL PROJECT, LOCATED IN PITTSYLVANIA COUNTY, VIRGINIA, AND REAL PROPERTY OWNED BY THE AUTHORITY ADJACENT TO THE SOUTHERN VIRGINIA MEGASITE AT BERRY HILL PROJECT CONTAINING APPROXIMATELY 289.47 ACRES (GPIN 1366-12-5834), COMMONLY KNOWN AS BERRY HILL RD/863 DAN RIVER-OAK TILL TR.; (B) FRESHWATER FISH AND MUSSEL SURVEYS; AND (C) VEGETATIVE BUFFER RELOCATION, FOR A LUMP SUM FEE OF \$121,370.00

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, as part of the Authority's Southern Virginia Megasite at Berry Hill project, located in Pittsylvania County, Virginia (the "**SVM**"), the Authority's contracted engineers, Dewberry Engineers Inc., a New York corporation ("**Dewberry**"), are providing engineering services for the development of the SVM; and

WHEREAS, Dewberry has presented that certain Amendment No. 42, dated June 3, 2025 ("**Amendment No. 42**"), a copy of which is attached as **Exhibit A**, incorporated herein by this reference, under which Dewberry will provide professional engineering and construction administration services for: (A) Lots 1, 10 and 11 of the SVM, and certain real property owned by the Authority adjacent to the SVM containing approximately 289.47 acres (GPIN 1366-12-5834), commonly known as Berry Hill Rd/863 Dan River-Oak Hill Tr.; (B) freshwater fish and mussel surveys; and (C) vegetative buffer relocation; and

WHEREAS, under Amendment No. 42, the professional services by Dewberry are generally described as "**Boundary Subdivision/Consolidation Plat**" at a lump sum fee of \$55,000.00, "**Freshwater Fish and Mussel Surveys**" at a lump sum fee of \$60,120.00, and "**Vegetative Buffer Relocation**" at a lump sum fee of \$6,250.00; where the aggregate total to fees for the services is equal to \$121,370.00 ("**Amendment No. 42 Funding**"); and

WHEREAS, the Authority's Treasurer, as fiscal agent of the Authority, has determined that Amendment No. 42 Funding is available within a line item previously approved by the Authority as "**Southern Virginia Megasite at Berry Hill – Funding Other than Bond Funds**"; and

WHEREAS, the Authority has hereby determined, in open session, that Amendment No. 42, in furtherance of the development and marketing of the SVM, serves

Resolution No. 2025-06-09-5C

the purpose of the Authority to enhance the economic base of Pittsylvania County, Virginia (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, approve, execute and adopt in all respects Amendment No. 42.

NOW, THEREFORE, BE IT RESOLVED, that:

1. The Authority hereby approves negotiation, execution and delivery of Amendment No. 42, subject to the approval by legal counsel to the Authority as to legal form. 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 Amendment No. 42, 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 Amendment No. 42, 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 Amendment No. 42 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 June 9, 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 9th day of June 2025.

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

(SEAL)

Resolution No. 2025-06-09-5C

Exhibit A

(Amendment No. 42)

June 3, 2025

Mr. Lee Vogler
Chairman
Danville-Pittsylvania Regional Industrial Facility Authority (RIFA)
P.O. Box 3300
Danville, Virginia 24543

**RE: Amendment #42 – Subdivision Plat, Aquatic Species Survey, and Vegetative Buffer Relocation
Southern Virginia Megasite at Berry Hill (SVMS)**

Dear Chairman Vogler,

Dewberry Engineers Inc. (Dewberry) has been assisting the Danville-Pittsylvania Regional Industrial Facility Authority (RIFA) with development of the Southern Virginia Megasite at Berry Hill (SVMS). In support of ongoing development at SVMS, Dewberry proposes to complete the Scope of Services described below:

SCOPE OF SERVICES

1. Boundary Subdivision/Consolidation Plat

Prepare a subdivision/consolidation plat, suitable for recordation, subdividing a portion of parcels 1366-54-5996 and 1356-82-6276 and adding to parcel 1366-12-5834. Additionally, a portion of parcel 1366-12-5834 will be subdivided and added to parcel 1366-54-5996. Work will include traversing approximately five (5) miles of boundary line and setting of iron pins at each new corner.

FEE: \$55,000.00 Lump Sum

2. Freshwater Fish and Mussel Surveys

The United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) tool lists the federally Endangered James Spiny mussel (*Parvaspina collina*) and Roanoke Logperch (*Percina rex*), the federally Threatened Atlantic Pigtoe (*Fusconaia masoni*), and the proposed Threatened Green Floater (*Lasmigona subviridis*) as potentially occurring with the study area. The Green Floater (*Lasmigona subviridis*) is proposed by USFWS to be federally Threatened, and if the ruling becomes final it will be protected under the Endangered Species Act. As part of the federal permitting process that requires an evaluation of potential project-related impacts to federally protected species, Dewberry proposes to conduct the freshwater fish and mussels surveys targeting these species.

The freshwater fish and mussel survey will identify all species of fish and mussels found in the survey area. Dewberry will coordinate with the U.S. Fish and Wildlife Service (USFWS) and Virginia Department of Wildlife Resources (VDWR) to ensure all necessary permits and applications are submitted that are required to complete the freshwater mussel surveys. A protected species report will be completed and submitted to the necessary agencies. Based on the results of the initial mussel survey, it is possible that USFWS will require a mussel relocation effort that will be completed under a separate task order.

Dewberry shall provide a freshwater fish and mussel survey, and protected species report associated with the SVM as follows:

A. Project Site and Review

Project Manager (PM) will review the site location and design plans to determine an appropriate survey design and prepare equipment and gear needed to conduct the survey.

B. Project Management

C. PM will coordinate with state and federal agencies on schedule, survey design, and results. PM will submit survey permit applications and required reporting for issued permits.

D. Mussel Survey Fieldwork

Dewberry biologists will conduct a mussel survey at the location described above, in accordance with the USFWS and VDWR "Freshwater Mussel Guidelines for Virginia" last updated 2018. A semi-quantitative presence/absence survey will be conducted using a combination of visual and tactile search methods with a bathyscope or snorkel and mask, if needed in deeper areas. Initial coordination with VDWR indicates that any stream crossing or in-water work in the study area will require a survey beginning 400 meters (m) downstream of the in-water work to 100 m upstream of the work. For this proposal, the entire length of Trotters Creek from the Norfolk Southern Railroad crossing on the downstream end, to the pipeline crossing that forms the boundary between Lot 5 and 6 will be the upstream end of the survey reach. This survey length in Trotters Creek is approximately 3,500 m. The entire length of McGuff Creek from the Norfolk Southern Railroad crossing to the upstream boundary of Lot 1 will also be surveyed, which is approximately 4,300 m. and the entire length of the Unnamed Tributary to the Dan River from 400 m downstream of the Norfolk Southern Railroad to the boundary between Lot 8 and Lot 4, which is approximately 2,000 m of stream length. An intensive mussel survey that searches all microhabitat types available will be required to fulfill the requirements of the USFWS and VDWR permits and freshwater mussel survey guidelines. Biologists will line up in survey lanes visually searching all microhabitat types and using tactile search methods when appropriate. A description of the instream microhabitats encountered, flow regime, stream width, depth, search time, species found and catch per unit effort will be detailed in the report. Representative photographs of each mussel species encountered will be documented.

E. Fish Survey Fieldwork

Dewberry will conduct a freshwater fish survey of the proposed study area in accordance with the USFWS and VDWR guidelines. A survey of the stream will begin 400 m downstream of the area proposed for in-water work and will end 100 m upstream of the in-water work (same location as mussel survey). The stream will be sampled using an Aquashock AP1 electric backpack shocker unit with dip nets and a seine. We will use a combination of backpack electrofishing and seining techniques to sample all habitat types and flow regimes targeting Roanoke Logperch. A minimum of five sampling passes will be made for each type of habitat encountered. We will use backpack electrofishing along each stream bank and active seining techniques in deep pools and slow runs. Shallow riffles will be sampled using the backpack electrofisher into a downstream block seine. All individual fish will be collected, temporarily held in a five-gallon bucket, identified, and immediately returned to the stream. All fish species will be identified and recorded for total numbers and catch per unit effort. Representative photographs of each fish species encountered will be documented.

F. Protected Species Report

At the conclusion of the freshwater fish and mussel survey a protected species report will be written. The report will include the following information:

- List of species found, number of individuals, and catch per unit effort.
- Target species description, habitat, threats, and current distribution.
- Photographs of the project study area.
- Name of and distance to nearest downstream waterway.
- Description of any beaver activity.
- A listing of all substrate types and identification of the dominant and subdominant substrate types.
- Description of the overall quality of available instream habitat.
- Description of stream buffers present along the stream reaches.
- A project vicinity map.
- A map on aerial background identifying surveyed stream reaches.
- Qualifications of investigators.
- A recommended Biological Conclusion with supporting information for all target species.

FEE: \$60,120.00 Lump Sum

3. Vegetative Buffer Relocation

Previous permitting required from the U.S. Army Corps of Engineers (Corps) and Virginia Department of Environmental Quality (DEQ) for construction of the graded pad area on Lot 4 required the establishment of vegetative buffers along US Hwy 311 and Oak Hill Road. A relocation of this buffer to parcel 1366-12-5834 is desired. This revision will need to be processed with DEQ and the Corps as an amendment to the State Programmatic General Permit (SPGP) previously issued.

A. Revised Plat

Dewberry will revise the existing plat showing the vegetative buffers last revised February 6, 2024. The revised plat will remove the vegetative buffer from the North side of Hwy 311 and place a new Vegetative buffer along the South side of Hwy 311 on parcel 1366-12-5834. Previous work completed and information provided by VDOT will be utilized to revise the plat. No additional field work will be conducted.

B. Viewshed Renderings

Dewberry will prepare viewshed renderings at up to four (4) locations along the revised buffer. The renderings will depict existing and proposed views of the buffer at the designated locations.

C. State Programmatic General Permit (SPGP) Amendment

Dewberry will prepare and submit to DEQ a request to amend the State Programmatic General Permit (SPGP) referenced above. The request will include a letter report summarizing the request along with the revised plat and renderings.

FEE: \$6,250.00 Lump Sum

ASSUMPTIONS

1. Weather and river conditions are adequate for sampling to be performed. If extended periods of rain and high flow occur, additional time may be required to complete the surveys.

2. Access to properties within the project study area is granted, and no owners or tenants refuse access to field personnel.
3. The survey window for freshwater mussels in Virginia is April 1st – October 31st. Surveys conducted outside of this timeframe requires prior approval.
4. A scientific collection permit and a threatened and endangered species permit is required by VDWR to be in hand before conducting the surveys. A Dewberry biologist is on the "Approved Surveyors List" in Virginia, so his credentials have already been approved. However, these permits are reviewed and issued on a project-by-project basis. The length of time it takes for permits to be issued is beyond the control of Dewberry.

EXCLUSIONS

1. This scope of work does not include any mussel relocations or additional consultation with regulatory agencies needed if a listed species is found. Depending on the results of the mussel survey, it is possible that VDWR will require a mussel relocation effort prior to project construction. If required, the relocation effort will need to be scoped separately.
2. Norfolk Southern Work Permit
3. Rezoning
4. Services not described above.

Except as amended in this proposal, all other terms, provisions, and conditions of our current Agreement for Professional Services to develop the Berry Hill property, dated February 9, 2009, shall remain in full force and effect, and the parties ratify and confirm that the Agreement for Professional Services to develop the Berry Hill property, dated February 9, 2009, as amended by this proposal, is and remains in full force and effect.

The return of a signed proposal will serve as our authorization to proceed. Again, we appreciate the opportunity to submit this contract amendment and look forward to continuing to work with you on this project. Please do not hesitate to call if you have questions.

Sincerely,

Shawn R. Harden, PE
Senior Associate | Principal Engineer

Brian K. Bradner, PE
Senior Vice President | Business Unit Manager

P:\50018376\Adm\Contract\2025.06.03.Amendment 42 Hairston Property Survey Plat.docx

The foregoing Contract Amendment of Dewberry Engineers Inc. is accepted:

Print (Type) Individual, Firm, or Corporate Name

Signature of Authorized Representative Date

Print (Type) Name of Authorized Representative and Title



DANVILLE-PITTSYLVANIA
REGIONAL INDUSTRIAL FACILITY AUTHORITY

ITEM: 5.D.
DATE: June 9, 2025
FROM: Corrie Bobe | Danville Director of Economic Development + Tourism
Matt Rowe | Pittsylvania County Director of Economic Development
RE: Consideration of Resolution 2025-06-09-5D, authorizing the negotiation, execution and delivery of a proposal for sign relocation services from Sign Enterprise Inc., a Virginia corporation, where Sign Enterprise Inc. will provide sign relocation services at the Authority's Southern Virginia Megasite at Berry Hill, located in Pittsylvania County, Virginia, for a fee not to exceed \$70,096.60, where the Virginia Department of Transportation will reimburse the Authority in an amount equal to \$70,096.60, a portion of which has already been delivered to the Authority, in connection with Resolution No. 2024-07-08-5C – Corrie T. Bobe, Director of Economic Development, City of Danville and Matthew D. Rowe, Director of Economic Development, Pittsylvania County.

ATTACHMENTS

1. Resolution 2025-06-09-5D
2. Exhibit A - Sign Relocation Proposal

Resolution No. 2025-06-09-5D

A RESOLUTION AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROPOSAL FOR SIGN RELOCATION SERVICES FROM SIGN ENTERPRISE INC., A VIRGINIA CORPORATION, WHERE SIGN ENTERPRISE INC. WILL PROVIDE SIGN RELOCATION SERVICES AT THE AUTHORITY'S SOUTHERN VIRGINIA MEGASITE AT BERRY HILL, LOCATED IN PITTSYLVANIA COUNTY, VIRGINIA, FOR A FEE NOT TO EXCEED \$70,096.60, WHERE THE VIRGINIA DEPARTMENT OF TRANSPORTATION WILL REIMBURSE THE AUTHORITY IN AN AMOUNT EQUAL TO \$70,096.60, A PORTION OF WHICH HAS ALREADY BEEN DELIVERED TO THE AUTHORITY, IN CONNECTION WITH RESOLUTION NO. 2024-07-08-5C

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, in connection with the further development of the Authority's Southern Virginia Megasite at Berry Hill project (the "**SVM**"), located in Pittsylvania County, Virginia, the Authority, requires certain signage relocation services relating to the Berry Hill Road Widening Project pursuant to Resolution No. 2024-07-08-5C; and

WHEREAS, Sign Enterprise Inc., a Virginia corporation ("**SEI**"), has submitted a proposal for certain signage relocation services at the SVM dated May 30, 2025 (the "**Proposal**"), a copy of which is set forth on **Exhibit A**, attached hereto and incorporated herein by this reference, under which SEI will provide or cause to be provided certain signage relocation services, which are generally described as "Survey", "Sign Removal", and "New Monument Masonry Structure Build" (collectively, the "**Services**"); and

WHEREAS, under the Proposal, SEI will provide or cause to be provided the Services for an aggregate lump sum fee not to exceed Seventy Thousand Ninety Six and 60/100 Dollars (\$70,096.60) (the "**SEI Proposal Funding**"), and where pursuant to that certain Sign Agreement between the Authority and the Virginia Department of Transportation ("**VDOT**"), VDOT will reimburse the Authority for SEI Proposal Funding, a portion of which was already delivered to the Authority; and

WHEREAS, the Authority's Treasurer, as fiscal agent of the Authority, has determined that SEI Proposal Funding is available within a line item titled "**Southern Virginia Megasite at Berry Hill – Funding Other than Bond Funds**" and will be funded with a transfer of the unrestricted fund balance shown on the "**Unassigned Fund Balance**" budget sheet; and

WHEREAS, the Authority has determined that it is in the best interests of the Authority, the citizens of Pittsylvania County, Virginia, and the City of Danville, Virginia, and the improvement of the SVM for the Authority to negotiate, execute and deliver the

Resolution No. 2025-06-09-5D

Proposal, subject to approval and modification by the Authority's legal counsel as to legal form.

NOW, THEREFORE, BE IT RESOLVED, that

1. The Authority hereby approves the negotiation, execution and delivery of the Proposal, subject to the approval by legal counsel to the Authority as to legal form. 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 Proposal, 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 Proposal, 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 Proposal and the matters contemplated therein.

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

- # -

Resolution No. 2025-06-09-5D

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 June 9, 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 9th day of June 2025.

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

(SEAL)

Resolution No. 2025-06-09-5D

Exhibit A

(SEI Proposal for Signage Relocation Services dated May 30, 2025)

Sign Enterprise - Hampton Roads
 7300 George Washington Memorial Highway, Suite C Yorktown, Virginia 23692
 Sarah@signenterprise.com
 (757) 877-0176

http://www.signenterprise.com



Quote 20195

Southern Virginia Megasite at Berryhill-Sign Removal/
 Relocation/Build - One Sign

SALES REP INFO	QUOTE DATE
Paul Gardner	05/30/2025
President	QUOTE DUE DATE
paul@signenterprise.com	06/20/2025
(540) 295-9344	QUOTE EXPIRY DATE
	06/13/2025
	TERMS
	50%/Net 30

REQUESTED BY
 Pittsylvania County
 Purchasing
 1 Center Street
 Chatham, VA 24531

INSTALL ADDRESS
 Berryhill Megasite
 US Hwy 311 (Berry Hill Road)
 Danville, VA 24541

CONTACT INFO
 Matthew Rowe
 Matthew.Rowe@pittgov.org
 (434) 432-1669

About this Quote: Reflects Removal/Build/Installation of One (1) Monument.
 Relevant Prices would increase if both monuments need relocation, although not all prices would automatically double.
 A thorough review of the new site plan needs to be completed prior to any commencement of work.
 Permitting for prior monuments completed by County. If SE required to do so there would be additional fees.
 Electrical to be completed by County as with previous monuments.

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)	TAXABLE
1	Survey	1	Each	\$750.00	\$750.00	N
2	Sign Removal Removal of Existing Sign Components Stored at Site Provided by Pittsylvania County until such time reinstallation ready Reinstall to new Monument Structure Specialized Equipment Need for Crane Rental for Removal Monument Structure Removal Removal to grade of existing structure Materials to be disposed of by SignEnterprise	1	Each	\$19,500.00	\$19,500.00	N
3	New Monument Masonry Structure Build Labor to complete buildout of One (1) Monument Structure Specialized Equipment Need for Crane Rental for Installation Sign Installation Install Sign Components to New Masonry Monument Structure Sign Installation Labor-Overnight Stay (If Required) If required for technicians/masons to remain near location overnight Fuel Charge - Long Distance	1	Each	\$49,200.00	\$49,200.00	N

50% required upon signed approval. Remaining 50% required upon installation, completion, and/or delivery. Thank you for considering our excellent work provided by Sign Enterprise. All electrical signs will be manufactured to UL 48 standards. All signs will be listed and labeled with Underwriters Laboratories (UL), which is required by state law. All signs come with a 1 Year Parts and Labor Warranty. All LED's and power supplies come with a 5 Year Manufacturer's Warranty. All signs and designs remain the property of Sign Enterprise until paid in full! Customer approval signature required. Sign Enterprise assumes area is free and clear of obstructions and electrical is hooked up prior to installation. If electrical is not hooked up at time of installation, additional charges will be incurred on an hourly basis with the minimum return charge of \$500. Electrical must be supplied within 4 feet of illuminated signs and pole signs must have cutoff switch--provided by customer. Customer approval signature required.

Subtotal:	\$69,450.00
Sales Tax (5.3%):	\$646.60
Total:	\$70,096.60

Downpayment (50.0 %)

\$35,048.30

SIGNATURE:

DATE:



DANVILLE-PITTSYLVANIA
REGIONAL INDUSTRIAL FACILITY AUTHORITY

ITEM: 5.E.
DATE: June 9, 2025
FROM: Corrie Bobe | Danville Director of Economic Development + Tourism
Matt Rowe | Pittsylvania County Director of Economic Development
RE: Consideration of Resolution 2025-06-09-5E, authorizing the disbursement of up to \$200,000.00, for cemetery reburial and design services as part of the further development of the Authority's Southern Virginia Megasite at Berry Hill, located in Pittsylvania County, Virginia, in connection with Resolution Nos. 2024-10-16-5A and 2025-04-14-5C – Ms. Bobe and Mr. Rowe.

ATTACHMENTS

1. Resolution 2025-06-09-5E

Resolution No. 2025-06-09-5E

A RESOLUTION AUTHORIZING THE DISBURSEMENT OF UP TO \$200,000.00 TO, FOR CEMETERY REBURIAL AND DESIGN SERVICES AS PART OF THE FURTHER DEVELOPMENT OF THE AUTHORITY'S SOUTHERN VIRGINIA MEGASITE AT BERRY HILL, LOCATED IN PITTSYLVANIA COUNTY, VIRGINIA, IN CONNECTION WITH RESOLUTION NOS. 2024-10-16-5A AND 2025-04-14-5C

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, in connection with the further development of the Authority's Southern Virginia Megasite at Berry Hill project (the "**SVM**"), located in Pittsylvania County, Virginia, the Authority requires certain cemetery reburial and design services for portions of SVM; and

WHEREAS, the Authority pursuant to Resolution Nos. 2024-10-16-5A and 2025-04-14-5C authorized certain cemetery relocation services for portions of the SVM; and

WHEREAS, in order to facilitate the completion of the cemetery relocation the Authority desires to engage certain cemetery reburial and design services (the "**Services**") for a fee not to exceed Two Hundred Thousand and 00/100 Dollars (\$200,000.00) (the "**Services Funding**"); and

WHEREAS, the Authority's Treasurer, as fiscal agent of the Authority, has determined that the Services Funding is available within a line item titled "**Southern Virginia Megasite at Berry Hill – Funding Other than Bond Funds**"; and

WHEREAS, the Authority has determined that it is in the best interests of the Authority, the citizens of Pittsylvania County, Virginia, and the City of Danville, Virginia, and the improvement of the SVM for the Authority to approve the disbursement of funds in an amount not to exceed the Services Funding.

NOW, THEREFORE, BE IT RESOLVED, that

1. The Authority hereby approves and directs the disbursement of the Services Funding.
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 this Resolution, or as they in their discretion deem necessary or appropriate in order to carry out the intent and purposes of this Resolution.

Resolution No. 2025-06-09-5E

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 Services and the matters contemplated by this Resolution.

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 June 9, 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 9th day of June 2025.

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

(SEAL)



DANVILLE-PITTSYLVANIA
REGIONAL INDUSTRIAL FACILITY AUTHORITY

ITEM: 5.F.
DATE: June 9, 2025
FROM: Michael Adkins | Authority Treasurer
RE: Financial Status Reports as of May 31, 2025. Michael L. Adkins, Authority Treasurer.

SUMMARY

A review of the financial status reports through May 31, 2025 will be provide at the meeting.
The financial status reports as of May 31, 2025 are attached for the DP RIFA Board's review.

Staff recommends approving the financial status reports as of May 31, 2025.

ATTACHMENTS

1. Financial Reports

**Danville - Pittsylvania Regional Industrial Facility
Authority**

Financial Status

Table of Contents

- A. \$7.3 Million Bonds - Cane Creek Centre
- B. General Expenditures for FY2025
- C. Mega Park – Funding Other than Bond Funds
- D. SVM at Berry Hill – Lot 4 Site Development
- E. SVM at Berry Hill – Lots 1 & 2 Site Development
- F. SVM at Berry Hill – Water & Sewer
- G. Cyber Park Site Development
- H. Rent, Interest, and Other Income Realized FY2025
- I. Monthly Checks
- J. Unaudited Financial Statements

Danville-Pittsylvania Regional Industrial Facility Authority

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

As of May 31, 2025

	<u>Funding</u>	<u>Budget / Contract Amount</u>	<u>Expenditures</u>	<u>Encumbered</u>	<u>Unexpended / Unencumbered</u>
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	<u><u>\$ 625.00</u></u>

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

⁴ 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 May 31, 2025

	<u>Funding</u>	<u>Budget</u>	<u>FY Expenditures</u>	<u>Current Month Expenditures</u>	<u>Encumbered</u>	<u>Unexpended / Unencumbered</u>
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)
<hr/>						
Total Contingency Budget		4,000.00	12,367.85	-	-	(8,367.85)
Legal		150,000.00	232,667.00	39,370.00	-	(82,667.00)
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	4,632.48	417.66	-	(132.48)
Utilities		1,900.00	1,518.06	178.09	-	381.94
Insurance		3,000.00	-	-	-	3,000.00
Maintenance		59,000.00	75,010.00	5,950.00	-	(16,010.00)
Total	\$ 290,500.00	\$ 290,500.00	\$ 369,725.39	\$ 45,915.75	\$ -	<u>\$ (79,225.39)</u>

Danville-Pittsylvania Regional Industrial Facility Authority
Southern Virginia Megasite at Berry Hill - Funding Other than Bond Funds
As of May 31, 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				
VSBFA Loan - (5981 Berry Hill Rd)	1,895,000.00				
Transfer from Unrestricted Funds - "Other Income"	1,584,197.48				
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#63 Dan River-Oak Hill Trail		83,000.00	83,000.00	-	
5981 Berry Hill Rd		1,895,000.00	1,895,000.00	-	
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	-	
VSBFA Loan Interest		18,560.62	18,560.62	-	
Total		\$ 27,288,351.72	\$ 26,982,794.45	\$ 26,445,698.61	\$ 537,095.84
					\$ 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 May 31, 2025

	<u>Funding</u>	<u>Budget / Contract Amount</u>	<u>Expenditures</u>	<u>Encumbered</u>	<u>Unexpended / Unencumbered</u>
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 May 31, 2025

	<u>Funding</u>	<u>Budget / Contract Amount</u>	<u>Expenditures</u>	<u>Encumbered</u>	<u>Unexpended / Unencumbered</u>
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	\$ <u>59,556.00</u>

Danville-Pittsylvania Regional Industrial Facility Authority
Southern Virginia Megasite at Berry Hill - Water & Sewer
As of May 31, 2025

	<u>Funding</u>	<u>Budget / Contract Amount</u>	<u>Expenditures</u>	<u>Encumbered</u>	<u>Unexpended / Unencumbered</u>
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 May 31, 2025

		<u>Budget /</u>			
	<u>Funding</u>	<u>Contract Amount</u>	<u>Expenditures</u>	<u>Encumbered</u>	<u>Unexpended /</u> <u>Unencumbered</u>
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	\$ -	\$ -

Danville-Pittsylvania Regional Industrial Facility Authority
Rent, Interest, and Other Income Realized for Fiscal Year 2025
As of May 31, 2025

Source of Funds	Funding			Expenditures FY2025	Unexpended / Unencumbered
	Carryforward from FY2024	Receipts Current Month	Receipts FY2025		
<u>Carryforward</u>	\$ 3,415,979.07				
<u>Current Lessees</u>					
Institute for Advanced Learning and Research (IALR) ¹		\$ 23,342.11	\$ 256,763.21		
Axxor N.A. LLC		500.00	1,500.00		
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		\$ 23,842.11	\$ 273,463.21		
<u>Interest Received</u> ²		\$ -	\$ 108,608.36		
<u>Miscellaneous Income</u>		\$ 2,000,000.00	\$ 10,114,035.04		
Expenditures					
Hawkins Research Bldg. Property Mgmt. Fee			\$ 256,763.21		
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			\$ 40,950.00		
KFH Group - Regional Bus Feasibility Study			\$ 58,909.45		
Transfers to other funding sheets			\$ 2,789,341.28		
Pittsylvania County overpayment of incentives			\$ 87,295.64		
Totals	\$ 3,415,979.07	\$ 2,023,842.11	\$ 10,496,106.61	\$ 6,045,096.50	\$ 7,866,989.18
				Restricted ¹	\$ 336,168.81
				Unrestricted	\$ 6,485,618.96
				Committed	\$ 1,045,201.41

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.

Danville-Pittsylvania Regional Industrial Facility Authority
Monthly Disbursements
May 2025

Check Number	Date	Vendor Name	Paid Amount
	5/4/2025	City of Danville	72.31
	5/4/2025	City of Danville	65.28
2740	5/12/2025	Dewberry Engineers Inc	13,650.00
2741	5/12/2025	IALR	23,342.11
2742	5/12/2025	IALR	417.66
2743	5/12/2025	Jones Lang LaSalle	65,000.00
2744	5/12/2025	Sellars Brothers, Inc	5,950.00
2745	5/12/2025	Christian & Barton LLP	39,370.00
	5/20/2025	City of Danville	40.50
	5/30/2025	Virginia Small Business Financing	18,560.62

Danville-Pittsylvania Regional Industrial Facility Authority
Statement of Net Position^{1,2}
May 31, 2025*

	Unaudited FY 2025
Assets	
<i>Current assets</i>	
Cash - checking	\$ 250,927
Cash - money market	8,650,816
Accounts receivable	394,450
<i>Total current assets</i>	9,296,193
<i>Noncurrent assets</i>	
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
<i>Total noncurrent assets</i>	81,200,092
Total assets	90,496,285
Liabilities	
<i>Current liabilities</i>	
Accrued interest	243,397
Accounts Payable	410,343
Unearned income	600
Economic development payable - current portion	147,000
<i>Total current liabilities</i>	801,340
<i>Noncurrent liabilities</i>	
Loans payable - less current portion	6,395,000
<i>Total noncurrent liabilities</i>	6,395,000
Total liabilities	7,196,340
Net Position	
Net investment in capital assets	74,783,363
Restricted - debt reserves	21,729
Unrestricted	8,494,853
Total net position	\$ 83,299,945

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 May 31, 2025 as of May 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
May 31, 2025*

	Unaudited FY 2025
Operating revenues	
Reimbursement of grants	20,410
Rental income	272,838
Other Income	6,252,265
Total operating revenues	6,545,513
Operating expenses ⁴	
Mega Park expenses ³	900,542
Cane Creek Centre expenses ³	655,483
Cyber Park expenses ³	248,053
Professional fees	99,599
Other operating expenses	180,013
Total operating expenses	2,083,690
Operating income (loss)	4,461,823
Non-operating revenues (expenses)	
Interest income	108,608
Interest expense	(57,469)
Total non-operating expenses, net	51,139
Net income (loss) before capital contributions	4,512,962
Capital contributions	
Contribution - City of Danville	451,442
Contribution - Pittsylvania County	451,442
Total capital contributions	902,884
Change in net position	5,415,846
Net position at July 1, 2024	77,884,099
Net position at May 31, 2025	\$ 83,299,945

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
May 31, 2025*

	Unaudited FY 2025
Operating activities	
Receipts from grant reimbursement requests	\$ 2,924,763
Receipts from leases	272,838
Other receipts	5,972,653
Payments to suppliers for goods and services	(5,242,206)
Net cash used by operating activities	3,928,048
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	(25,757)
Principal repayments on bonds	(205,000)
Net cash provided by capital and related financing activities	504,010
Investing activities	
Interest received	108,608
Net cash provided by investing activities	108,608
Net increase (decrease) in cash and cash equivalents	4,540,666
Cash and cash equivalents - beginning of year (including restricted cash)	4,403,608
Cash and cash equivalents - through May 31, 2025 (including restricted cash)	\$ 8,944,274
Reconciliation of operating loss before capital contributions to net cash used by operating activities:	
Operating income (loss)	\$ 4,461,823
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	\$ 3,928,048
Components of cash and cash equivalents at May 31, 2025:	
American National - Checking	\$ 250,927
American National - General money market	8,650,816
Wells Fargo - \$7.3M Bonds CCC Debt service fund	21,729
Wells Fargo - \$7.3M Bonds CCC Project fund	20,802
	\$ 8,944,274



DANVILLE-PITTSYLVANIA
REGIONAL INDUSTRIAL FACILITY AUTHORITY

ITEM: 5.G.
DATE: June 9, 2025
FROM: Michael Adkins | Authority Treasurer
RE: Fiscal Year 2026 General Expenditures Budget. Michael L. Adkins, Authority Treasurer.

SUMMARY

The RIFA Board approves a budget for the general expenditures of RIFA each fiscal year.

Attached is the proposed General Expenditures budget for fiscal year 2026. The sheet also displays the fiscal year 2025 General Expenditures data as of May 31, 2025 for comparison purposes.

Staff will review the proposed fiscal year 2026 General Expenditures budget at the meeting.

Staff recommends the RIFA Board approve the proposed fiscal year 2026 General Expenditures budget.

ATTACHMENTS

1. FY2026 Proposed Budget

Danville-Pittsylvania Regional Industrial Facility Authority
Proposed General Expenditures Budget for Fiscal Year 2026 Compared to Fiscal Year 2025

	<u>FY 2025 (as of 5/31/2025)</u>			<u>FY 2026</u>	
	<u>Funding</u>	<u>Budget</u>	<u>Expenditures</u>	<u>Proposed Funding</u>	<u>Proposed Budget</u>
Funding					
City Contribution	\$ 125,000.00			\$ 125,000.00	-
County Contribution	\$ 125,000.00			125,000.00	-
Carryforward from prior fiscal year ¹	-			-	-
Transfer from Unrestricted Funds	40,500.00			96,365.00	-
Other				-	-
Contingency					
Miscellaneous contingency items		\$ 4,000.00	\$ 12,367.85		\$ 4,000.00
Total Contingency Budget		\$ 4,000.00	\$ 12,367.85		\$ 4,000.00
Legal		150,000.00	232,667.00		200,000.00
Accounting		28,000.00	29,500.00		30,400.00
Marketing		40,000.00	14,030.00		30,000.00
Postage & Shipping		100.00	-		100.00
Meals		4,500.00	4,632.48		5,000.00
Utilities		1,900.00	1,518.06		1,800.00
Insurance		3,000.00	-		3,665.00
Maintenance		59,000.00	75,010.00		71,400.00
Total	\$ 290,500.00	\$ 290,500.00	\$ 369,725.39	\$ 346,365.00	\$ 346,365.00

¹ If there is a carryforward from the prior fiscal year, the funds will be budgeted toward any line item with a projected shortage.

See definitions provided for each budget line item on the following page.

Danville-Pittsylvania Regional Industrial Facility Authority
Proposed General Expenditures Budget for Fiscal Year 2026 Compared to Fiscal Year 2025
Budget Definitions

Funding = Represents sources of incoming funds to support general expenditures of RIFA.

Contingency = Represents a provision for expenditures that cannot be predicted with certainty during the budget process. It includes, but is not limited to, project-specific expenditures necessary as a project develops for which there is no other funding source to cover the expenditure.

Legal = Represents expenditures for general legal services provided to RIFA.

Accounting = Represents expenditures for the required annual audit of the RIFA financial statements.

Postage & Shipping = Represents expenditures for mailing documents for RIFA business.

Meals = Represents expenditures for meals provided while conducting RIFA business.

Utilities = Represents expenditures for electric service at RIFA properties.

Insurance = Represents the annual premium paid for RIFA's insurance coverage, currently with VML Insurance Programs.

Maintenance = Represents expenditures for maintenance at RIFA properties.