

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

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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

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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.

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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.

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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:

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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

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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

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- 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:

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(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

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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:

s/ J. Lee Vogler, Jr.
Chairman

s/ Susan M. DeMasi
Secretary to the Authority