



Industrial Development Authority of Danville, Virginia
Minutes of Meeting
June 10, 2025

Pursuant to a written notice, a copy of which is attached hereto, a regular meeting of the Board of Directors of the Industrial Development Authority of Danville, Virginia was held in the Fourth Floor Conference Room of the Municipal Building on Tuesday, June 10, 2025, at 10:58 a.m.

The following members were present:

Present: T. Neal Morris, Chairman
Russell Reynolds, Vice Chairman
John Laramore, Secretary
Kristin Barker
Phillip Hall
James Bebeau
Robert Woodall

Also present: W. Clarke Whitfield, Jr., City Attorney
Terri McDaniel, City Attorney's Office
Ken Larking, City Manager
Michael Adkins, Chief Financial Officer
Kelvin Perry, Economic Development
Samantha Bagby, Economic Development
Kenny Gillie, Director of Community Development

T. Neal Morris, Chairman, called the meeting to order at 10:58 a.m.

Roll call

Minutes

Minutes for the May 13, 2025 meeting will be considered and approved at the July 8, 2025 meeting.

Finances

Michael Adkins, the Chief Financial Officer and Director of Finance, provided the members of the IDA Board a packet of the current financial statements of the IDA.

A motion was made by Mr. Laramore to approve the financial report. The motion was seconded by Mr. Woodall and carried with members present voting as follows:

Mr. Morris	- Aye
Mr. Reynolds	- Aye
Mr. Laramore	- Aye
Mrs. Barker	- Aye
Mr. Hall	- Aye
Mr. Bebeau	-Aye
Mr. Woodall	-Aye

Staff reports

Samantha Bagby reported that the City was awarded monies from Inclusive Innovations which helps support ethnic and women-founded businesses. She also introduced three interns that Economic Development has with them for the summer months.

Kelvin Perry, the Assistant Director of Economic Development reported that on June 17, 2025, a group of potential renters will tour available properties at various sites. Mr. Perry also stated that the Coleman site work is coming along smoothly.

Resolutions

A Resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing a letter of intent between the IDA and Blue Cow Inc. d/b/a Blue Cow Ice Cream, Co. for the property identified at Dan River Falls as the "Guard Shack" and "Clinic", 424 Memorial Drive, tax parcel ID #21344.

Motion was made by Mr. Woodall; seconded by Mr. Bebeau

Mr. Morris	- Aye
Mr. Reynolds	- Aye
Mr. Laramore	- Aye
Mrs. Barker	- Aye
Mr. Hall	- Aye
Mr. Bebeau	-Aye
Mr. Woodall	-Aye

A Resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing the execution of a purchase agreement for and the actual purchase of 508 Memorial Drive (Parcel #21768) from Edward Dale and Ellen Haskins Whitlow.

Motion was made by Mr. Woodall; seconded by Mr. Bebeau

Mr. Morris	- Aye
Mr. Reynolds	- Aye
Mr. Laramore	- Aye
Mrs. Barker	- Aye
Mr. Hall	- Aye
Mr. Bebeau	-Aye
Mr. Woodall	-Aye

A Resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing the City of Danville to construct a millings parking lot at Dan River Falls on Memorial Drive, Parcel ID #21322.

Motion was made by Mr. Reynolds; seconded by Mr. Laramore

Mr. Morris	- Aye
Mr. Reynolds	- Aye
Mr. Laramore	- Aye
Mrs. Barker	- Aye
Mr. Hall	-Aye
Mr. Bebeau	-Aye
Mr. Woodall	-Aye

A Resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing a loan not to exceed a principal amount of \$750,000 to Lansing Melbourne Group, LLC and its members in their personal capacity.

Kelvin Perry gave the Board a handout on this transaction which outlined the special projects this loan would fund.

Motion was made by Mr. Hall; seconded by Mr. Laramore

Mr. Morris	-Aye
Mr. Reynolds	-Aye
Mr. Laramore	-Aye
Mrs. Barker	-Aye
Mr. Hall	-Aye
Mr. Bebeau	-Aye
Mr. Woodall	-Aye

A Resolution of the Industrial Development Authority of Danville, Virginia approving a plan to finance certain Economic Development projects through the issuance of lease revenue notes.

Ken Larking explained that these notes would be used to address parking issues in the downtown area, specifically the parking deck planned for Spring Street.

Motion was made by Mrs. Barker; seconded by Mr. Bebeau

Mr. Morris	-Aye
Mr. Reynolds	-Aye

Mr. Laramore	-Aye
Mrs. Barker	-Aye
Mr. Hall	-Aye
Mr. Bebeau	-Aye
Mr. Woodall	-Aye

A Resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing Geotech services between the IDA and Diversified Services Construction for the property identified as 121-127 North Union Street, tax Parcel ID #21982 and #21983.

Motion was made by Mrs. Barker; seconded by Mr. Reynolds

Mr. Morris	-Aye
Mr. Reynolds	-Aye
Mr. Laramore	-Aye
Mrs. Barker	-Aye
Mr. Hall	-Aye
Mr. Bebeau	-Aye
Mr. Woodall	-Aye

The Resolution listed on the original agenda as item #7 was disposed of during a meeting of the Airside Development Review Committee who met prior to this meeting of the IDA

A Resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing the conveyance of an easement on Parcel ID #22078 to the City of Danville, Virginia.

It was discussed that this area would be converted into a City park which necessitates all parcels to be owned by the City of Danville, Virginia.

Motion was made by Mr. Hall; seconded by Mr. Reynolds

Mr. Morris	-Aye
Mr. Reynolds	-Aye
Mr. Laramore	-Aye
Mrs. Barker	-Abstained from voting due to conflict of interest, form included in the originals agenda packet
Mr. Hall	-Aye
Mr. Bebeau	-Aye
Mr. Woodall	-Aye

Closed Meeting

Mr. Reynolds moved the meeting be recessed and the board immediately reconvened in executive closed meeting for the purposes:

1. *Discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made as permitted by subsection (a)(5) of section 2.2-3711 of the code of Virginia, 1950, as amended.*
2. *Discussion or consideration of the acquisition/disposition of real property for a public purpose where discussion in an open meeting would adversely impact the bargaining position of the*

authority as permitted by subsection (a)(3) of section 2.2-3711 of the code of Virginia, 1950, as amended.

Motion was made by Mr. Reynolds; seconded by Mr. Hall

Mr. Morris	- Aye
Mr. Reynolds	- Aye
Mr. Laramore	- Aye
Mrs. Barker	- Aye
Mr. Hall	- Aye
Mr. Bebeau	-Aye
Mr. Woodall	-Aye

Mr. Reynolds moved the meeting immediately reconvened into an open meeting. The motion was seconded by Mr. Laramore and carried with the members present voting as follows:

Mr. Morris	- Aye
Mr. Reynolds	- Aye
Mr. Laramore	- Aye
Mrs. Barker	- Aye
Mr. Hall	- Aye
Mr. Bebeau	-Aye
Mr. Woodall	-Aye

Upon reconvening, Mr. Reynolds moved that the board adopt a resolution certifying that to the best of each member's knowledge that:

- 1. Only public business matters lawfully exempted from open meeting requirements under section 2.2-3711; and*
- 2. Only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed, or considered in the closed meeting.*

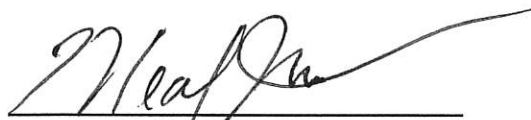
Motion was made by Mr. Reynolds; seconded by Mr. Hall

Mr. Morris	- Aye
Mr. Reynolds	- Aye
Mr. Laramore	- Aye
Mrs. Barker	- Aye
Mr. Hall	- Aye
Mr. Bebeau	-Aye
Mr. Woodall	-Aye

Adjourned at 11:57 am with all in favor



John Laramore
Secretary



T. Neal Morris
Chairman