



Industrial Development Authority of Danville, Virginia
Minutes of Meeting
July 8, 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 City Council Conference Room of the Municipal Building on Tuesday, July 8, 2025, at 10:30 a.m.

The following members were present:

Present: T. Neal Morris, Chairman
Russell Reynolds, Vice Chairman
John Laramore, Secretary
Kristin Barker (arrived after Roll Call and Election of Officers)
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
John Crane, Media

W. Clarke Whitfield, Jr. called the meeting to order at 10:30 a.m. Roll call was taken.

Mr. Morris	-Present
Mr. Reynolds	-Present
Mr. Laramore	-Present
Mrs. Barker	-Absent
Mr. Bebeau	-Present
Mr. Woodall	-Present

(Mrs. Barker arrived late to the meeting.)

Election of Officers

Mr. Whitfield opened the floor for nominations for Chairman of the IDA. Mr. Woodall nominated T. Neal Morris. Voting was as follows:

Mr. Morris	-Abstained
Mr. Reynolds	-Aye
Mr. Laramore	-Aye
Mrs. Barker	-Not present
Mr. Bebeau	-Aye
Mr. Woodall	-Aye

Mr. Whitfield opened the floor for nominations for Vice Chairman of the IDA. Mr. Woodall nominated Russell Reynolds. Voting was as follows:

Mr. Morris	-Aye
Mr. Reynolds	-Abstained
Mr. Laramore	-Aye
Mrs. Barker	- Not present
Mr. Bebeau	-Aye
Mr. Woodall	-Aye

Mr. Whitfield opened the floor for nominations for Secretary/Treasurer of the IDA. Mr. Woodall nominated John Laramore. Voting was as follows:

Mr. Morris	-Aye
Mr. Reynolds	-Aye
Mr. Laramore	-Abstained
Mrs. Barker	-Not Present
Mr. Bebeau	-Aye
Mr. Woodall	-Aye

The rest of the meeting was then conducted by Chairman T. Neal Morris

Minutes

Minutes for the May 13, 2025 meeting and the minutes for the June 10, 2025 meeting were considered and approved by a motion made by Mr. Hall and seconded by Mr. Bebeau. Voting was as follows:

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

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 which he reviewed with them.

A motion was made by Mr. Reynolds to approve the financial report. The motion was seconded by Mr. Laramore 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

Michael Adkins also brought before the members an item which was left off the February 11, 2025 meeting minutes. As a part of that month's financial report, approval was requested and received from the IDA Board of Directors to write-off certain uncollectible accounts. For audit purposes, this approval needed to be documented with a formal action item by the board. The accounts written off as uncollectible include:

\$22,000.00 Lou's Antiques
 \$ 9,765.00 127 N Main Street
 \$54,865.83 Unison Tube, LLC
 \$ 533.00 A la Carte

Staff reports

W. Clarke Whitfield, Jr. reported that the former acting Secretary for the IDA Board, Kimberly Gibson, had retired from the City of Danville after more than twenty years of faithful service to the Board. Taking her place will be Terri McDaniel, who was welcomed by all.

Resolutions

A Resolution to amend the bylaws of the Industrial Development Authority of Danville, Virginia.

City Manager Ken Larking explained that, in the June meeting, there was discussion about changing the IDA bylaws to give him the ability to sign routine and ordinary items of business (e.g., letters of intent) that would expedite the contract/agreement process without having to bring each item to the Board for consideration and signatures. Mr. Larking compared this arrangement to that which the Danville-Pittsylvania Regional Industrial Facility Authority had in place.

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 a lease agreement between the Industrial Development Authority of Danville, Virginia and the City of

Danville, Virginia for the property identified as 527 Bridge Street, Suite 221, Danville, Virginia and bearing tax parcel ID #26821.

Samantha Bagbey explained that this was the space being used by the IT Department of the City.

Motion was made by Mr. Laramore; 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

A Resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing Atlantic Coast Dismantling LLC to use the vacant lot on Lynn Street identified as parcel #21745.

Kelvin Perry explained that this resolution and the next are empty, IDA lots that contractors wish to use as staging sites for their work in the downtown area.

Motion was made by Mr. Bebeau; 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

A Resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing AOSS Ventures LLC to use the vacant lot at 531 Lynn Street identified as parcel #22078.

Motion was made by Mr. Bebeau; 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

A Resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing an agreement of purchase and sale between the Authority and Belk Leggett Real Estate Holdings, LLC, a Virginia limited liability company. * Please note that this title was corrected on the original signed document to reflect the correct company name and description which read "Rivermont Danville LLC, a North Carolina limited liability company."

Ken Larking explained that this the land behind the former Belk building which has to be bought by the IDA in order to use it to develop and erect a much needed parking garage to accommodate the growing downtown area needs.

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

Mr. Morris	-Aye
Mr. Reynolds	-Aye
Mr. Laramore	-Aye
Mrs. Barker	-Aye
Mr. Hall	-Aye
Mr. Bebeau	-Abstained due to conflict of interest, statement attached
Mr. Woodall	-Aye

A Resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing a development agreement between the Authority and Rivermont Danville LLC, a North Carolina limited liability company for the construction, ownership, and operation of a downtown parking project.

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

Mr. Morris	-Aye
Mr. Reynolds	-Aye
Mr. Laramore	-Aye
Mrs. Barker	-Aye
Mr. Hall	-Aye
Mr. Bebeau	-Abstained due to conflict of interest, statement attached
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. Bebeau

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. Woodall 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