



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 206
Danville, Virginia**

September 8, 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

Sherman M. Saunders
Dr. Gary P. Miller
Alonzo L. Jones, Alternate

Staff

Kenneth F. Larking, City Manager Officer
Vincent Shorter, 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 August 11, 2025.

5. NEW BUSINESS

- A. Consideration of Resolution No. 2025-09-08-5A, election of Chairman from the City of Danville Member Locality to succeed J. Lee Vogler, Jr., for his remaining term for Calendar Year 2025 (see Bylaws, Article VI, paragraph 1) *[No written resolution]* – Michael C. Guanzon, Esq., Christian & Barton, LLP, Legal Counsel to the Authority
- B. Consideration of Resolution No. 2025-09-08-5B, authorizing the negotiation, execution and delivery of a non-exclusive Access Easement to Middle Mile Infrastructure LLC in furtherance of a colocation In-Line Amplifier (ILA) site with Mid-Atlantic Broadband Communities Corporation, a Virginia non-stock corporation, containing approximately 13,366 square feet, located on a portion of certain real property (GPIN 2347-13-8189), fronting on Cane Creek Parkway, of the Authority's Cane Creek Centre project, located in Pittsylvania County, Virginia, where the compensation paid to the Authority shall be equal to \$4,500.00 – Matthew D. Rowe, Director of Economic Development, Pittsylvania County, Virginia
- C. Consideration of Resolution No. 2025-09-08-5C, authorizing the negotiation, execution and delivery of an Easement Option Agreement with Tupelo Storage, LLC, a North Carolina limited liability company, where Tupelo Storage, LLC will have the option to obtain perpetual transmission-line and temporary construction easements on certain portions of real property (GPINs 1356-75-0037 and 1367-30-1931) located in the Authority's Southern Virginia Megasite at Berry Hill, located in Pittsylvania County, Virginia, under which Tupelo Storage will pay an annual option fee equal to \$50,000.00 for up to five years during the option period, and where the purchase price for the easements is equal to \$250,000,000.00, provided that the form of such Easement Option Agreement shall be subject to the approval by legal counsel to the Authority as to legal form – Mr. Rowe
- D. Financial Status Reports as of August 31, 2025. Michael L. Adkins, Authority Treasurer.

6. CLOSED MEETING

During the closed session, all matters discussed shall involve receiving advice from legal

counsel, and as such all communications during the closed session shall be considered attorney-client privileged.

- A. As permitted by Section 2.2-3711(A)(5) of the Code of Virginia, 1950, as amended ("Virginia Code"), for discussion concerning one or more prospective businesses where no previous announcement has been made of that business's interest in locating its facilities in one or more of the Authority's projects, located in Pittsylvania County, Virginia, and/or Danville, Virginia; and*
- B. As permitted by Virginia Code § 2.2-3711(A)(39) for discussion or consideration of records excluded under Virginia Code § 2.2-3705.6(3) (including without limitation (i) those certain confidential proprietary records voluntarily provided by private business pursuant to a promise of confidentiality from the Authority, and used by the Authority for business and trade development and (ii) those certain memoranda, working papers, or other information related to businesses that are considering locating or expanding in Virginia, prepared by the Authority, where competition or bargaining is involved and where disclosure of such information would adversely affect the financial interest of the Authority); such information being excluded from mandatory disclosure under Virginia Code § 2.2-3705.1(12) (information relating to the negotiation and award of a specific contract pertaining to the Authority's Southern Virginia Megasite at Berry Hill project, Cyber Park project and/or Cane Creek Centre project, where competition or bargaining is involved and where the release of such information would adversely affect the bargaining power or negotiating strategy of the Authority) and Virginia Code § 2.2- 3705.1(8) (appraisals and cost estimates of real property in one or more of the Authority's projects subject to a proposed purchase, sale, or lease, prior to the completion of such purchase, sale, or lease); and*
- C. As permitted by Virginia Code § 2.2-3711(A)(3) for discussion or consideration of the acquisition and/or the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the Authority; and*
- D. As permitted by Virginia Code § 2.2-3711(A)(8) for consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel; and*
- E. As permitted by Virginia Code § 2.2-3711(A)(29) for discussion of the award of a public contract involving the expenditures of public funds where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the Authority.*

7. RETURN TO OPEN SESSION

- A. Confirmation of Motion and Vote to Reconvene in Open Meeting.*
- B. Motion to Certify Closed Meeting.*

8. COMMUNICATIONS

A. Authority Board Members

B. Staff

9. ADJOURN