



Industrial Development Authority of Danville, Virginia
Minutes of Meeting
August 12, 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, August 12, 2025, at 10:30 a.m.

The following members were present:

Present: T. Neal Morris, Chairman
John Laramore, Secretary
Phillip Hall
James Bebeau

Absent: Russell Reynolds, Vice Chairman
Kristen Barker
Robert Woodall III

Also present: W. Clarke Whitfield, Jr., City Attorney
Terri McDaniel, City Attorney's Office
Ken Larking, City Manager
Michael Adkins, Chief Financial Officer
Corrie Bobe, Director of Economic Development
Kelvin Perry, Economic Development
Samantha Bagby, Economic Development
Susan McCulloch, Economic Development
John Crane, News Media

T. Neal Morris, Chairman, called the meeting to order at 10:30 a.m.

Roll call

Minutes

Minutes for the July 8, 2025, regular called meeting of the IDA and the Special called meeting for July 29, 2025 were distributed to the members with their agenda packets. A motion was made by Mr. Bebeau to approve both sets of the minutes as presented. Mr. Laramore seconded the motion with the members present voting as follows:

Mr. Morris	-Aye
Mr. Laramore	-Aye
Mr. Bebeau	-Aye
Mr. Hall	-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. Mr. Adkins reviewed the financial statements noting monies for the new parking deck, income from lease agreements and other reimbursements, and expenses.

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

Mr. Morris	- Aye
Mr. Laramore	- Aye
Mr. Hall	- Aye
Mr. Bebeau	-Aye

Staff reports

Corrie Bobe shared that the Tourism Sponsorship portal which had been open for applications from individuals and businesses for creative ideas for activities and attractions that would increase tourism in the City. Applications will be reviewed with winners receiving sponsorship monies to launch their ideas. Samantha Bagbey reported there were tours given as a part of the River District Master Plan which targets one the older, historic areas of the City for exposure to consultants with growth and revitalization ideas. More tours are expected to take place. Kelvin Perry shared that classes for black belt status training have taken place where participants can achieve endorsement for their black belt status from Virginia Tech. Ken Larking took the opportunity to congratulate Corrie Bobe as being the 2025 Women in Business honoree by Virginia Business. Ms. Bobe also noted that a company from Britain which has the Navy and others as customers has set its sights on moving into the Cyber Park.

Resolutions

A Resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing an agreement with Resource Environmental Solutions (RES), through its subsidiary HGS, LLC in an amount not to exceed \$2,500,000 for Permittee Responsible Mitigation (PRM) services for the Coleman site.

Corrie Bobe explained that this company will mitigate guidelines and regulations necessary during the development of the Coleman site so as to minimize the impact on the environment. An agreement is to follow in the near future.

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

Mr. Morris	- Aye
Mr. Laramore	- Aye
Mr. Hall	- Aye
Mr. Bebeau	-Aye

A Resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing an agreement with Architectural Partners in an amount not to exceed \$30,000 for construction administration services at Dan River Falls.

Ms. Bobe shared that Architectural Partners will design the City offices which will be located in the Dan River Falls complex.

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

Mr. Morris	- Aye
Mr. Laramore	- Aye
Mr. Hall	- Aye
Mr. Bebeau	-Aye

A Resolution of the Industrial Development Authority of Danville, Virginia authorizing the approval of an agreement between the IDA and Kent Shelton, P.E. for management and inspection services for the Spring Street Parking Garage Project in an amount not to exceed \$46,080.00.

Ms. Bobe reported that Kent Shelton would manage the construction of the parking garage on behalf of the City, ensuring that guidelines and practices meet required standards.

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

Mr. Morris	- Aye
Mr. Laramore	- Aye
Mr. Hall	-Aye
Mr. Bebeau	-Aye

A Resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing a lease agreement between the IDA and Edward Dale, Ellen Haskins Whitlow, and Danville Appliance Sales and Service for 508 Memorial Drive.

Ms. Bobe shared that this lease is for six (6) months to allow Danville Appliance to move to another location.

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

Mr. Morris	-No
Mr. Laramore	-Aye
Mr. Hall	-Aye
Mr. Bebeau	-Aye

A Resolution of the Industrial Development Authority of Danville, for the sale of 6.87 acres of land along Memorial Drive and the Dan River bearing PIN 26621.

Ken Larking noted that this land needed to be sold to the City in order to construct a Whitewater channel and other water amenities the City has planned in that area.

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

Mr. Morris	-Aye
Mr. Laramore	-Aye
Mr. Hall	-Aye
Mr. Bebeau	-Aye

Closed Meeting

Mr. Bebeau 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. Bebeau; seconded by Mr. Hall

Mr. Morris	- Aye
Mr. Laramore	- Aye
Mr. Hall	- Aye
Mr. Bebeau	-Aye

Mr. Bebeau 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. Laramore	- Aye
Mr. Hall	- Aye
Mr. Bebeau	-Aye

Upon reconvening, Mr. Bebeau 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. Bebeau; seconded by Mr. Laramore

Mr. Morris	- Aye
Mr. Laramore	- Aye
Mr. Hall	- Aye
Mr. Bebeau	-Aye

Corrie Bobe informed the Board that the real estate software being used will begin to add cleaning/maintenance fees in the future for leases.

Adjourned at 11:27am with all in favor



John Laramore
Secretary



T. Neal Morris
Chairman

Russell Reynolds
Vice Chairman