



Industrial Development Authority of Danville, Virginia  
Minutes of Meeting  
September 9, 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 City Council Conference Room of the Municipal Building on Tuesday, September 9, 2025, at 10:30 a.m.

The following members were present:

Present: Russell Reynolds, Vice Chairman  
Kristin Barker  
Phillip Hall  
James Bebeau  
Robert Woodall

Absent: T. Neal Morris, Chairman  
John Laramore, Secretary

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  
John Crane, News Media

Russell Reynolds, Vice Chairman, called the meeting to order at 10:31 a.m.

**Roll call**

**Minutes**

Minutes for the August 12, 2025, regular called meeting of the IDA were distributed to the members with their agenda packets. A motion was made by Mr. Hall to approve the minutes as presented. Mr. Bebeau seconded the motion with the members present voting as follows:

Mr. Reynolds	-Aye
Mrs. Barker	-Aye
Mr. Bebeau	-Aye
Mr. Hall	-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. Mr. Adkins reviewed the line items in the statement.

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

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

### **Staff reports**

Kelvin Perry reported that the City of Danville had received a grant for building façade improvements in the Five Forks area. Corrie Bobe shared that work will begin in October on the downtown parking garage.

### **Resolutions**

A Resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing a lease agreement between the City of Danville for 527 Bridge Street, Suite 221.

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

Mr. Reynolds	- 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 contract between the Authority and Major Construction Inc. 979 Lockett Drive for repairs in an amount not to exceed \$35,200.

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

Mr. Reynolds	- 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 annual maintenance agreement for 527 Bridge Street in an amount not to exceed \$10,200.

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

Mr. Reynolds	- 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 change order for construction of an interior storage mezzanine at 1350 Barker Road, Ringgold, Virginia, in an amount not to exceed \$91,700.

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

Mr. Reynolds	-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 Authority and the City of Danville for 527 Bridge Street, Suite 307.

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

Mr. Reynolds	-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 contract with Jerry Epps Landscape Co. for the demolition of 800 West Main Street.

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

Mr. Reynolds	-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 Authority and Virginia Legal Aid Society, Inc. for parking spaces at Patton Street.

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

Mr. Reynolds	-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 with the Alexander Company in an amount not to exceed \$369,460 for property management services at Dan River Falls.

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

Mr. Reynolds	-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 with Hurt & Proffitt in an amount not to exceed \$30,490 for geotechnical engineering investigation services at the Coleman site.

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

Mr. Reynolds	-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 with Resource Environmental Solutions (RES) for services at the Coleman site in an amount not to exceed \$2,500,000.

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

Mr. Reynolds	-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 consenting to the forma of certain condominium association resolutions and related documents for the White Mill Condominium.

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

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

### **Closed Meeting**

**Mr. Hall 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. Hall; seconded by Mr. Bebeau

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

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

Mr. Reynolds	- Aye
Mrs. Barker	- *left during closed meeting
Mr. Hall	- Aye
Mr. Bebeau	-Aye
Mr. Woodall	-Aye

**Upon reconvening, Mr. Hall 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. Hall; seconded by Mr. Bebeau

Mr. Reynolds	- Aye
Mrs. Barker	- *left during closed meeting
Mr. Hall	- Aye
Mr. Bebeau	-Aye
Mr. Woodall	-Aye

Adjourned at 11:52 pm with all in favor

  
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John Laramore  
Secretary

  
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~~Russell Reynolds~~ T. Neal Morris  
~~Vice~~ Chairman