

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

October 15, 2025

A Meeting of the Danville-Pittsylvania Regional Industrial Facility Authority convened at 12:15 p.m. on the above date at the Institute for Advanced Learning and Research, 150 Slayton Avenue, Room 206, Danville, Virginia. Present were City of Danville Members Chairman Sherman M. Saunders, Dr. Gary P. Miller and Alternate Alonzo L. Jones. Pittsylvania County Members present were Vice Chairman William V. Ingram, Robert Tucker and Alternate Darrell Dalton.

City/County staff members attending were: City Manager Ken Larking, County Administrator Vincent Shorter, Deputy City Manager Earl Reynolds, Authority Treasurer Michael Adkins, City of Danville Accountant Jaime Pritchett, City of Danville Director of Economic Development Corrie Bobe, Assistant Director of Economic Development Kelvin Perry, Pittsylvania County Director of Economic Development Matt Rowe (via Zoom), Legal Counsels to the Authority Steven Lippman and Megan Holley via Zoom, and Secretary to the Authority Susan DeMasi. Also present were Brian Bradner, via Zoom, Shawn Harden and Joseph Snead from Dewberry, and Pittsylvania County Supervisor Murray Whittle.

Chairman Sherman M. Saunders presided.

PUBLIC COMMENT PERIOD

No one desired to be heard.

APPROVAL OF MINUTES OF THE SEPTEMBER 9, 2025, REGULAR MEETING

Upon **Motion** by Mr. Ingram and **second** by Mr. Tucker, Minutes of the September 9, 2025, Regular Meeting were approved as presented. Draft copies had been distributed to Authority Members prior to the Meeting.

NEW BUSINESS

5A. CONSIDERATION OF RESOLUTION 2025-10-15-5A AUTHORIZING THE AMENDMENT OF A LOAN AGREEMENT WITH FASTECH

City of Danville Director of Economic Development and Tourism Corrie Bobe explained when Harlow Fastech, now rebranded as Fastech announced, they were the recipient of a TROF loan and grant. The loan was interest free totaling \$630,000 which they used towards purchasing equipment; they have had difficulty in making current payments on that loan. The Tobacco Commission has asked to restructure it into an interest-bearing loan spread over a longer period of time, with interest only payments between now and 2027, and then five additional principal and interest payments moving forward. Because the City, County and RIFA were all party to the original loan, they have asked them to remain as parties to this loan. Approval was needed for the restructuring. There was also a condition that Harlow make a 10% payment towards this loan of \$63,000 which the Tobacco Commission has confirmed they have received. Staff also ensured that they were up to date on their taxes to the City of Danville; the Commissioner of Revenue has confirmed that as well. Mr. Ingram questioned the reason for this, and Ms. Bobe stated they shared a lot of reasons, including slow growth. Ms. Bobe noted they transitioned, and they have nearly met the \$8M of capital investment they committed to, although it has taken them a longer period of time. They have about fourteen full-time employees and several contract workers on staff. It has taken them a lot

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longer, given the permitting and certification processes as a defense contractor, to build that customer base. It sounds like they have turned a corner and were doing what they originally planned to do in that first 3–5-year period.

Mr. Tucker **moved** for adoption of *Resolution 2025-10-15-5A, authorizing the Chairman of the Authority to execute and deliver that certain Amendment to Loan Agreement by and among the Authority, the City of Danville, Virginia, the County of Pittsylvania, Virginia, Fastech, LLC, a Virginia Limited Liability Company (formerly known as Harlow Fastech, LLC), and the Tobacco Region Revitalization Commission, to modify the loan repayment terms by converting certain payments to interest-only payments.*

The Motion was **seconded** by Mr. Ingram and carried by the following vote:

VOTE: 4-0
AYE: Ingram, Tucker, Saunders, Miller (4)
NAY: None (0)

5B. CONSIDERATION OF RESOLUTION NO. 2025-10-15-5B RATIFYING A PERFORMANCE AGREEMENT WITH VEDP FOR A BROWNFIELD GRANT

Pittsylvania County Director of Economic Development Matt Rowe explained staff would like to submit an application this afternoon, for a \$500,000 Virginia Brownfield Assistance Fund Grant. The money would be utilized towards repurposing existing structures that were located on the Oak Hill Property; in particular, it would be for previously designated enslaved people's quarters. Staff has put together a proposal, briefed the grant agency and received favorable comments encouraging them to submit. Staff has also confirmed that RIFA would be able to utilize the property purchase that they expended which was \$1.895 million as the local match; there would be no additional match coming for this application. They were able to utilize Hurt & Profitt to fill out the application as they had done before for the cemeteries, at no charge to RIFA unless RIFA was awarded funds. Staff briefed the County Administrator and City Manager, wanted to make sure they were not getting out in front of the Board and were doing what the Board wanted them to do.

Mr. Lippman questioned, to confirm, this was the same one from the Performance Agreement that was entered into earlier in the year, and Mr. Rowe noted it was the same program, but it was a different application. The one RIFA entered into earlier in the year was for the cost of relocation and the new cemetery. This new application would go to stabilizing the enslaved people's quarters and doing the documentation that would then allow RIFA to be eligible for additional grant funds in the future from other sources. Mr. Lippman noted Resolution 5B was ratifying that previous agreement versus entering into a new one and Mr. Rowe stated he thought at this point they would not get that agreement until they received an award. The appropriate thing may be for the Board, if they wished, to make a motion to direct staff to submit this application, or give the green light to Mr. Shorter and Mr. Larking to do so.

Mr. Lippman explained they would first need to deal with 5B which was ratifying the previous one, or table or remove it, and then there would need to be a separate motion to amend the agenda to add a new item which would be approving moving forward with this additional application. Mr. Saunders asked for a Motion for Resolution 2025-10-15-5B.

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Mr. Ingram **moved** for adoption of *Resolution 2025-10-15-5B, ratifying that certain Performance Agreement dated February 5, 2025, with the Virginia Economic Development Partnership, for a \$500,000.00 Virginia Brownfields Restoration and Economic Redevelopment Assistance Fund Site Remediation Grant to complete cemetery relocation work at the Authority's Southern Virginia Megasite at Berry Hill Project, located in Pittsylvania County, Virginia, and to accept and appropriate such grant funds for such Cemetery Relocation and Site Remediation work.*

The Motion was **seconded** by Mr. Tucker and carried by the following vote:

VOTE: 4-0
AYE: Ingram, Tucker, Saunders, Miller (4)
NAY: None (0)

Mr. Lippman noted they will need to make a motion to amend the agenda to add a new Item which will be Item 5E, and that will be to approve the Authority to enter into negotiations for a performance agreement with VEDP for a grant proposal as discussed at this meeting.

Mr. Tucker moved to **Amend** the Agenda to add a new Item. The Motion was **seconded** by Mr. Ingram and carried by the following vote:

VOTE: 4-0
AYE: Ingram, Tucker, Saunders, Miller (4)
NAY: None (0)

5C. CONSIDERATION OF RESOLUTION NO. 2025-10-15-5C AUTHORIZING NEGOTIATION OF A SUPPLEMENTAL RIGHT OF WAY AGREEMENT

Mr. Rowe noted Mr. Shorter and Mr. Larking provided a lot of guidance on this item; they were able to negotiate with Transco Williams, the purchase of about 38 acres of additional right of way for their southeast line expansion project, at a price of \$1.15M. In addition, having language in the agreement that allows RIFA to cross Transco's easements and right of ways where needed for projects. Mr. Bradner noted his agreement on Mr. Rowe's comments regarding Mr. Larking and Mr. Shorter's vision on this; it was great work by them. Mr. Bradner noted his team has evaluated this as it relates to potential future development scenarios within the park, and this aligns with any of those.

Mr. Ingram **moved** for adoption of *Resolution 2025-10-15-5C, authorizing the negotiation, execution and delivery of a Supplemental Right of Way Agreement by and between the Authority, as Grantor, and Transcontinental Gas Pipe Line Corporation, now known as Transcontinental Gas Pipe Line Company, LLC, a Delaware Limited Liability Company, as Grantee, where the purpose of such Agreement is to minimize conflicts between the Authority's continued development of its Southern Virginia Megasite at Berry Hill Project, located in Pittsylvania County, Virginia, and Grantee's Interstate Natural Gas Pipeline Expansion Project known as the Southeast Supply Enhancement Project, a portion of which is to be constructed on portions of certain real property owned by the Authority (GPINS: 1356-75-0037 and 1367-30-1931), and of a related Purchase and Construction Agreement by and between the parties whereby Transcontinental Gas Pipe Line Company, LLC will pay \$1,150,000.00 in consideration for the supplemental right of way.*

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The Motion was **seconded** by Mr. Tucker and carried by the following vote:

VOTE: 4-0
AYE: Ingram, Tucker, Saunders, Miller (4)
NAY: None (0)

5D. CONSIDERATION OF RESOLUTION 2025-10-15-5D APPROVING THE REPURPOSING OF FUNDS

Mr. Ingram moved to **TABLE** Item 5D (no written resolution); the Motion was **seconded** by Dr. Miller and carried by the following vote:

VOTE: 4-0
AYE: Ingram, Tucker, Saunders, Miller (4)
NAY: None (0)

5E. FINANCIAL STATUS REPORT AS OF SEPTEMBER 30, 2025

Authority Treasurer Michael Adkins gave the Financial Status report as of September 30, 2025, noting there were not a lot of extraordinary expenditures this month. For Fiscal Year 2025 expenditures, staff was still waiting on FY 25 invoices, so no change there; he was unable to close that out yet, hopefully next month. Current Fiscal 26 General Expenditures include meals paid to the Institute of \$495, the monthly Utility bill of \$140 and the monthly ongoing payments to Sellars Brothers of \$5,950. Funding Other than Bonds for the Megasite has an ongoing loan for the Hairston parcel purchase and the interest on that, \$9,419, was paid this month. The next several pages have no activity: Lot 4 Site Development, Lots 1 and 2, Water and Sewer at Berry Hill and the Cyber Park Site Development. Rent, Interest and Other Income for the current fiscal year showed RIFA received interest on the money market account of \$22,838 and expended \$23,342 to the Institute for the Hawkins' Building Maintenance. The rent they pay RIFA was received, but on the 1st of October, so there was a timing difference there. The City and County both contributed \$448,021 for incentives that will eventually be paid to Aerofarms, Tyson and Walraven.

Mr. Tucker **moved** to accept the Financial Report as presented; the Motion was **seconded** by Mr. Ingram and carried by the following vote:

VOTE: 4-0
AYE: Ingram, Tucker, Saunders, Miller (4)
NAY: None (0)

Mr. Lippman noted he gave the incorrect letter for the added item, it will be referenced to show that 5F is the new item.

5F. CONSIDERATION OF RESOLUTION 2025-10-15-5F AUTHORIZING A GRANT APPLICATION AND PERFORMANCE AGREEMENT WITH VEDP

Mr. Tucker **moved** for adoption of *Resolution 2025-10-15-5F, authorizing the negotiation, execution and delivery of a grant application and performance agreement with the Virginia Economic Development Partnership, for a \$500,000.00 Virginia Brownfields Restoration and*

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Economic Redevelopment Assistance Fund Site Remediation Grant to repurpose existing structures at the Authority's Southern Virginia Megasite at Berry Hill Project, located in Pittsylvania County, Virginia [No Written Resolution]

The Motion was **seconded** by Mr. Ingram and carried by the following vote:

VOTE: 4-0
AYE: Ingram, Tucker, Saunders, Miller (4)
NAY: None (0)

6. CLOSED SESSION

At 12:33 p.m. Mr. Ingram **moved** that the Meeting of the Danville-Pittsylvania Regional Industrial Facility Authority be recessed in a Closed Meeting for the following purposes:

[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

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- 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.

The Motion was **seconded** by Mr. Tucker and carried by the following vote:

VOTE: 4-0
AYE: Ingram, Tucker, Saunders, Miller (4)
NAY: None (0)

7. RETURN TO OPEN SESSION

On **Motion** by Mr. Tucker and **second** by Mr. Ingram and by unanimous vote at 1:25 p.m., the Authority returned to open meeting.

Mr. Ingram **moved** for adoption of the following Resolution:

That the Authority certify that, to the best of each Member's knowledge:

- (i) only public business matters lawfully exempted from the open meeting requirements of Virginia Law were discussed in the Closed Meeting to which this Certification Resolution applies, and
- (ii) only such public business matters as were identified in the Motion convening the Closed Meeting were heard, discussed, or considered by Authority.

The Motion was **seconded** by Mr. Tucker and carried by the following vote:

VOTE: 4-0
AYE: Ingram, Tucker, Saunders, Miller (4)
NAY: None (0)

8. COMMUNICATIONS

Board Members noted it was a great meeting, healthy discussion, noted their thanks to the whole team and encouraged them to keep up the good work.

Meeting adjourned at 1:45 p.m.

APPROVED:

s/ Sherman M. Saunders
Chairman

s/ Susan M. DeMasi
Secretary to the Authority