



Industrial Development Authority of Danville, Virginia  
Minutes of Meeting  
October 14, 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, October 14, 2025, at 10:30 a.m.

The following members were present:

Present: T. Neal Morris, Chairman  
Russell Reynolds, Vice Chairman  
John Laramore, Secretary  
Phillip Hall  
James Bebeau  
Robert Woodall III

Absent: Kristen Barker

Also present: W. Clarke Whitfield, Jr., City Attorney  
Terri McDaniel, City Attorney's Office  
Ken Larking, City Manager (by Teams and in person)  
Michael Adkins, Chief Financial Officer  
Corrie Bobe, Director of Economic Development  
Kelvin Perry, Economic Development  
Samantha Bagby, Economic Development  
Patricia Walden, City Attorney's Office

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

**Roll call**

After roll call was taken, the Board discussed when to hold the November meeting as the normal Tuesday in November is Veteran's Day. It was decided that November's meeting would be held on Wednesday, Nov. 12, 2025 at 10:00 am in the Fourth Floor City Council Conference room. Also, new legal secretary, Patricia Walden, was introduced from the City Attorney's Office.

## Minutes

Minutes for the September 9, 2025, regular called meeting of the IDA were distributed to the members with their agenda packets. A motion was made by Mr. Bebeau to approve the minutes as presented. Mr. Hall seconded the motion with the members present voting as follows:

Mr. Morris	-Aye
Mr. Reynolds	-Aye
Mr. Laramore	-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 financial statements noting income from rental leases, payments, and expenses.

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
Mr. Hall	Aye
Mr. Bebeau	-Aye
Mr. Woodall	-Aye

## Staff reports

Corrie Bobe shared that the Visitor's Center on River Park Drive on Thursday, October 16 at 11:30 am will have a Grand Reopening to display the renovations the facility has undergone. Also on Thursday, October 23 at 11:30 am, there will be a groundbreaking ceremony on the location for the Spring Street parking garage. Samantha Bagbey reported this Saturday, October 18 from 7 am to 12 pm, the community is invited to come to Link's Coffee Shop and Danville Farmer's Market to share their thoughts and suggestions on reimagining the Mechanicsville area of Danville.

## Resolutions

A Resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing a contract with M. R. Dishman and Sons, Inc to remove all asbestos containing materials and demolish and remove a structure on the Lockett Drive site in an amount not to exceed \$52,700.00.

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

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

A Resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing a Special Use Permit at 985 Lockett Drive, Danville, Virginia, also known as parcel #78545.

Kelvin Perry shared that the warehouse at this location needs to be rezoned for future use.

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

Mr. Morris	- Aye
Mr. Reynolds	- Aye
Mr. Laramore	- 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 Architectural Partners for a lump sum amount of \$30,000 with an hourly rate thereafter for construction administration services at Dan River Falls.

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

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

A Resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing the purchase of blinds for all commercial spaces at Dan River Falls from a local vendor in an amount not to exceed \$113,924.81

Discussion was held on this resolution as the original resolution listed an out-of-state vendor, Budget Blinds, and the Board desired to keep the buying of the blinds with a local vendor. The wording of the resolution was modified to reflect the decision to seek a local vendor for this project.

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

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

A Resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing an amount not to exceed \$29,180 to re-establish an existing roadway on the Coleman site utilizing City crews.

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

Mr. Morris	-Aye
Mr. Reynolds	-Aye
Mr. Laramore	-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 Dewberry Engineers Inc. in an amount not to exceed \$41,875 for architectural and engineering services at Dan River Falls.

Corrie Bobe informed the Board that Dewberry Engineers Inc will study the surrounding land at Dan River Falls for potential parking areas to accommodate the needs of the building. Board members offered various other options for parking such a 2-tier parking, parking structure across Memorial Drive, and acquisition of surrounding parcels for parking development.

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

Mr. Morris	-Aye
Mr. Reynolds	-Aye
Mr. Laramore	-Aye
Mr. Hall	-Aye
Mr. Bebeau	-Aye
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
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. Bebeau and carried with the members present voting as follows:**

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

After closed session, the following resolution was brought forth and voted:

A Resolution of the Industrial Development Authority of Danville, Virginia, approving and authorizing a purchase and sale agreement and the actual sale of 500 Stinson Drive, Parcel IS #78460, between the Industrial Development Authority and Overfinch North America Inc. for \$985,109.00

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

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

Adjourned at 12:01 pm with Mr. Woodall moving to do so, Mr. Bebeau seconding, and with all in favor.

  
John Laramore  
Secretary

  
T. Neal Morris  
Chairman