



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**

February 9, 2026

12:00 PM

County of Pittsylvania Members

William V. ("Vic") Ingram, Chairman
Robert M. Tucker, Jr.
Darrell W. Dalton, Alternate

City of Danville Members

Sherman M. Saunders, Vice Chairman
J. Lee Vogler, Jr.
Dr. Gary P. Miller, 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 January 12, 2026.

5. NEW BUSINESS

- A. Consideration of Resolution 2026-02-09-5A, a Resolution further revising the Amended and Restated Bylaws of the Authority adopted August 13, 2007, and last revised May 13, 2024, by adding new Subparagraphs 6(d)(iv), 6(d)(v) and 6(d)(vi) of Article IV (“Officers”), adding to the definition of “Ordinary Contracts” each of the following: option agreements or purchase agreements for land in compliance with Article IV, Paragraph 2, but excluding the authority to proceed to closing under such agreements; (2) change orders in compliance with Article IV, Paragraph 2; and (3) grant applications, but excluding the execution and delivery of any applicable grant performance agreements, where notice was given pursuant to Agenda Item 2026-01-12-5B – Michael C. Guanzon, Esq., Christian & Barton, L.L.P., Authority Legal Counsel.
- B. Consideration of Resolution No. 2026-02-09-5B, approving a modification to the minimum business terms of that certain Local Performance Agreement with Microporous, LLC, a Delaware limited liability company (the “Company”), and others, approved under Resolution No. 2024-11-13-5A, where (1) the original two phases of investment and development will be updated to reflect three phases, (2) the original ground lease under Phase 1 will be updated to reflect the purchase of the property to be identified as Phase 1-A Lot and Phase 1-B Lot, (3) the restrictive covenants on the Phase 1-A Lot and Phase 1-B Lot will be updated to reflect a restriction to general manufacturing uses and expressly not for a data center, warehouse, distribution center, or solar farm and will be subject to a restriction release agreement and sunset provisions, (4) the gas gate and line extension release fee will be deleted and inapplicable, (5) the Company will provide a \$4,900,000 letter of credit until satisfaction of the \$4.9M Real Property Development Grant, (6) the Authority will award to the Company a \$4.9M Real Property Development Grant upon commencement of vertical construction of the new Phase 1 building, (7) certain dates would be updated to reflect performance dates across the three phases, (8) the Phase 1-A building footprint will be subject to the Authority’s reasonable approval, and (9) the Company’s performance metrics will be updated to reflect the new performance metrics as identified on Schedule 5, all as more fully described in that certain LPA Amendment Term Sheet – Corrie T. Bobe, Director of Economic Development, City of Danville and Matthew D. Rowe, Director of Economic Development, Pittsylvania County.

- C. Consideration of Resolution No. 2026-02-09-5C, authorizing the negotiation, execution and delivery of an Amendment to Pipeline Right of Way and Easement Agreement between the Authority and Mountain Valley Pipeline LLC, Series B, by and through its operator EQM Gathering OPCO, LLC, a Delaware limited liability company, as grantee, under which certain easement areas and temporary workspace areas over, through and along a portion of the Authority's Southern Virginia Megasite at Berry Hill project (GPIN 1367-30-1931), located in Pittsylvania County, Virginia, will be modified or adjusted to accommodate the continued development of the property and Mountain Valley Pipeline's Southgate project – Mrs. Bobe and Mr. Rowe
- D. Financial Status Reports as of January 31, 2026.

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