



Industrial Development Authority of Danville, Virginia
Minutes of Meeting
January 13, 2026

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, January 13, 2026, at 10:30 a.m.

The following members were present:

Present: T. Neal Morris, Chairman
Russell Reynolds, Vice Chairman
James Bebeau
Robert Woodall III

Absent: John Laramore
Kristin Barker
Phillip Hall

Also present: W. Clarke Whitfield, Jr., City Attorney
Ken Larking, City Manager
Michael Adkins, Chief Financial Officer/Assistant City Manager
Corrie Bobe, Director of Economic Development
Samantha Bagbey, Economic Development
Jaime Pritchett, Accounting Supervisor
Terri McDaniel, City Attorney's Office

T. Neal Morris, Chairman, called the meeting to order at 10:34 a.m.

Roll call

Minutes

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

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

Finances

Assistant City Manager Michael Adkins, the Chief Financial Officer and Director of Finance, provided the members of the IDA Board with a copy of the audit by Brown, Edwards & Company, L.L.P of the Financial Statements of the IDA as well as the monthly packet of the current financial statement of the IDA. Mr. Adkins reviewed the audit of the financial statements by Brown, Edwards & Company L.L.P. noting that there were no difficulties with our reporting, proper financial representation in the company's opinion, and that we were continuing to address the segregation of duties within the Finance Department. Mr. Adkins introduced Jaime Pritchett, Accounting Supervisor, who will aid in handling IDA financial matters.

A motion was made by Mr. Bebeau to certify that the audit report was read during the meeting. The motion was seconded by Mr. Reynolds and carried with members present voting as follows:

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

Michael Adkins also reviewed the IDA Financial Statement of Accounts as of December 31, 2025. It was noted that the owner of Uncle Al's had closed his brick-and-mortar location for his business and is taking time to consider operating as a food truck or food cart.

A motion was made by Mr. Woodall to approve the financial statement of accounts, and was seconded by Mr. Reynolds. The motion was carried with members present voting as follows:

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

Staff reports

Economic Director Corrie Bobe shared that the Office of Economic Development and Tourism is moving this week into its new location at 420 Memorial Drive, Suite 200.

Resolutions

A Resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing a contract between the IDA and Evergreen Landscaping to provide landscape maintenance for the property identified as 120 Slayton Ave

Samantha Bagbey shared that this is to keep up the landscape maintenance at the shell building near the Institute of Advanced Learning and Research. It was noted that, as this building is partially in Pittsylvania County, the costs of the maintenance will be shared between the City's IDA and the County's IDA.

Motion was made by Mr. Woodall; seconded by Mr. Bebeau; voting as follows:

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

A Resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing a contract between the IDA and J.E. Burton Construction Company, Inc. to provide required maintenance and repairs for the property identified as 310-312 Main Street

Samantha Bagbey explained that improvements were necessary in order to attract new tenants and to come in alignment with the surrounding business spaces.

Motion was made by Mr. Reynolds; seconded by Mr. Bebeau with voting as follows:

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

A Resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing a construction services agreement with Quality Construction for stabilization and improvements at 624-626 North Main Street and approving and authorizing the expenditure not to exceed \$1,698,565

Please note that the published agenda had an error in the amount of the expenditure which was corrected at the meeting and initialed by Chairman Morris

Samantha Bagbey explained that this project is to bring stabilization to the above-referenced addresses and repair the buildings such that the character of the neighborhood remains intact.

Motion was made by Mr. Bebeau; seconded by Mr. Reynolds with voting as follows:

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

A Resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing a loan from First National Bank for improvements to 624-626 North Main Street and 310-312 Main Street, Danville, Virginia

Corrie Bobe explained that the loan will only fund 80% of the projects. The properties themselves are the collateral for the loan.

Motion was made by Mr. Woodall seconded by Mr. Bebeau with voting as follows:

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

A Resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing the execution of a consulting services agreement by and between the IDA and Cherry Bekaert Advisory, LLC

Corrie Bobe explained that this resolution covers the new application for an agreement with Cherry Bekaert.

Motion was made by Mr. Woodall; seconded by Mr. Bebeau with voting as follows:

Mr. Morris	-Aye
Mr. Reynolds	-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.*
3. *Consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel permitted by subsection (A) (7) of Section 2.2-3711 of the Code of Virginia, 1950 as amended.*

Motion was made by Mr. Reynolds; seconded by Mr. Bebeau with voting as follows:

Mr. Morris	- Aye
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Mr. Reynolds - 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. 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. Woodall with voting as follows:

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

Adjourned at 11:58 am with Mr. Woodall moving to do so, Mr. Reynolds seconding, and with all in favor.



John Laramore
Secretary



T. Neal Morris
Chairman