



INDUSTRIAL DEVELOPMENT AUTHORITY REGULAR MEETING AGENDA

EVENTS/TRAINING ROOM, 420 MEMORIAL DRIVE, SUITE 200

May 12, 2026

10:30 AM

A. CALL TO ORDER

B. ROLL CALL

C. MEETING MINUTES

1. Industrial Development Authority Regular Meeting Minutes April 14, 2026

D. FINANCIAL REPORT

1. Industrial Development Authority Statement of Accounts as of April 30, 2026

E. STAFF UPDATES

F. ACTION ITEMS

1. A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing a loan of \$2,000,000 to 1700 W Main St LLC, a Virginia limited liability company.
2. A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing a proposal with Blair Construction Company in an amount not to exceed \$283,395 for necessary repairs needed to make the existing Industrial Development Authority building at 120 Cane Creek Blvd into a leasable space.
3. A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing an agreement with Hurt & Proffitt in an amount not to exceed \$66,500 for bidding and construction administration services at the Coleman site.

4. A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing an agreement with Kent Shelton P.E. for project management and inspection services for the Coleman Site 80-acre pad project in an amount not to exceed \$48,750.00.
5. A resolution of the Industrial Development Authority of Danville, Virginia authorizing and approving a change order for building improvements at 1350 Barker Road, Ringgold, Virginia in an amount not to exceed \$14,300.

G. CLOSED MEETING

As Permitted by Subsection (A)(3) of Section 2.2-3711 of the Code of Virginia, 1950, as amended for discussion or consideration of the acquisition of real property or of the disposition of publicly held real property; and

As Permitted by Subsection (A)(5) of Section 2.2-3711 of the Code of Virginia, 1950, as amended for discussion concerning a prospective business or industry related to economic development.

As Permitted by Subsection (A)(7) of Section 2.2-3711 of the Code of Virginia, 1950, as amended for consultation with legal counsel concerning actual litigation and briefings by staff regarding specific legal matters requiring legal advice.

- A. Motion to Convene in Closed Meeting*
- B. Motion to Reconvene in Open Meeting*
- C. Motion to Certify Closed Meeting*

H. NEW BUSINESS

I. ADJOURN



Industrial Development Authority of Danville, Virginia
Minutes of Meeting
April 14, 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 Events and Training Room, 420 Memorial Drive, Suite 200 on Tuesday, April 14, 2026, at 10:30 a.m.

The following members were present:

Present: T. Neal Morris, Chairman
John Laramore, Secretary
Kristen Barker – arrived late
James Bebeau
Phillip Hall
Robert Woodall III

Absent: Russell Reynolds, Vice Chairman

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
Kelvin Perry, Economic Development
Amy Chandler, Director of Finance
Jaime Pritchett, Accounting Supervisor
Zachary Lovelace, Finance Accountant
Terri McDaniel, City Attorney's Office

T. Neal Morris, Chairman, called the meeting to order at 10:31 a.m.

Roll call

Minutes

Minutes for the March 10, 2026, regular called meeting of the IDA were distributed to the members with their agenda packets. A motion was made by Mr. Laramore to approve the minutes as presented. Mr. Hall seconded the motion with the members present voting as follows:

Mr. Morris	-Aye
Mr. Laramore	-Aye
Ms. Barker	(absent)
Mr. Bebeau	-Aye
Mr. Hall	-Aye
Mr. Woodall	-Aye

Finances

Accounting Supervisor Jaime Pritchett provided the members of the IDA Board with a packet of the current financial statements of the IDA. Ms. Pritchett reported that interest earned is current on the statement, that US Bank has been paid the annual principal amount for the IDA, and that negative listings in the accounts receivable section indicate payments made in advance. Pritchett further indicated that all accounts receivable are current.

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. Morris	-Aye
Mr. Laramore	-Aye
Ms. Barker	-Aye
Mr. Bebeau	-Aye
Mr. Hall	-Aye
Mr. Woodall	-Aye

Staff reports

Economic Director Corrie Bobe shared that the Hiatt Studios groundbreaking will be held on May 5, 2026 at noon. Corrie also reported that Assistant City Manager Briana Evans will be working closely on the Infinity Global project. Ms. Bobe passed out an artist's rendering of the monument sign designed for the entrance of Dan River Falls which included extra space for tenant names as spaces are leased. Bobe also informed the Board that a resolution would be added to today's meeting regarding Coleman site mitigation fees increase.

Kelvin Perry of Economic Development stated that a manufacturers roundtable will be held on May 5, 2026 to discuss the future needs of manufacturers in our area.

Resolutions

A resolution of the Industrial Development Authority of Danville, Virginia to approve and authorize an agreement of purchase and sale for the purchase of 633 Monument Street (Parcel #22637) from Ola Cheek Elder, Edward J. Elder, and Jessica Irene Saunders.

Ken Larking, City Manager, negotiated this transaction and felt that the price of the property was acceptable since acquiring the property was crucial to the construction of a parking garage for this area of the City.

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

Mr. Morris	- Aye
Mr. Laramore	- Aye
Ms. Barker	- Aye
Mr. Bebeau	- Aye
Mr. Hall	- Aye
Mr. Woodall	- Aye

A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing a lease agreement with Carter Craig, Bass, Blair & Kushner, P. C. d/b/a Carter Craig, Attorneys at Law and Stephen G. Bass (in his personal and individual capacity).

Corrie Bobe explained that this lease is for the former All Title building at 530 Patton Street. Moving Mr. Bass into this building now frees up the N Union Street property for development and possible sale.

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

Mr. Morris	- Aye
Mr. Laramore	- Aye
Ms. Barker	- Aye
Mr. Bebeau	- Aye
Mr. Hall	- Aye
Mr. Woodall	- Aye

A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing a parking lease agreement with Carter Craig, Bass, Blair & Kushner, P. C. d/b/a Carter Craig, Attorneys at Law and Stephen G. Bass (in his personal and individual capacity).

Corrie stated that Mr. Bass will be leasing five new spaces in the lot next to 530 Patton Street for his business.

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

Mr. Morris	- Aye
Mr. Laramore	- Aye
Ms. Barker	- Aye
Mr. Bebeau	- Aye
Mr. Hall	- Aye
Mr. Woodall	- Aye

A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing an agreement of purchase and sale between 300 Lynn Street LLC, whose principal member is the

Industrial Development Authority of Danville, Virginia (IDA) and Lynn Partners, LLC (SC ID#11938268) for property located at 300 Loyal Street, commonly known as Parcel ID#25198, Parcel ID#22861, and Parcel ID#22862.

Kelvin shared that this property is the old Commonwealth Machine building and is set to be renovated into a mixed use facility.

Motion was made by Ms. Barker; seconded by Mr. Bebeau

Mr. Morris	-Aye
Mr. Laramore	-Aye
Ms. Barker	-Aye
Mr. Bebeau	-Aye
Mr. Hall	-Aye
Mr. Woodall	-Aye

A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing an assignment and assumption of parking lease between 18F Danville, LLC and Morotock Building Master Tenant LLC.

Ms. Bobe explained that this document is a technical requirement for the completion of the loan transaction. Mr. Hall asked how many parking spaces would the IDA have in this facility. Ms. Bobe stated the number would be fifty (50) out of roughly four hundred, thirty-four (434) spaces.

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

Mr. Morris	-Aye
Mr. Laramore	-Aye
Ms. Barker	-Aye
Mr. Bebeau	-Aye
Mr. Hall	-Aye
Mr. Woodall	-Aye

A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing a ground lease agreement between the IDA and Commonwealth of Virginia, Danville Community College.

Kelvin reiterated that this for the property at 985 Lockett Drive where Danville Community College will hold CDL instruction classes slated to begin in late Fall. Danville Community College and the Commonwealth of Virginia are both named in this transaction.

Motion was made by Ms. Barker; seconded by Mr. Bebeau

Mr. Morris	-Aye
Mr. Laramore	-Aye
Ms. Barker	-Aye
Mr. Bebeau	-Aye

Mr. Hall -Aye
Mr. Woodall -Aye

A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing a modified mitigation plan for the Coleman Project site.

Corrie explained that, due to wetlands credits increase, there would be an additional charge of Forty-five Thousand Four Hundred Fifty-five Dollars (\$45,455).

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

Mr. Morris -Aye
Mr. Laramore -Aye
Ms. Barker -Aye
Mr. Bebeau -Aye
Mr. Hall -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. Laramore

Mr. Morris - Aye
Mr. Laramore - Aye
Ms. Barker - Aye
Mr. Bebeau - Aye
Mr. Hall - Aye
Mr. Woodall - Aye

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

Mr. Morris - Aye
Mr. Laramore - Aye
Ms. Barker - Aye
Mr. Bebeau - Aye

Mr. Hall - 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. Morris - Aye
Mr. Laramore - Aye
Ms. Barker - Aye
Mr. Bebeau - Aye
Mr. Hall - Aye
Mr. Woodall - Aye

After closed session, Mr. Hall asked Corrie Bobe if the IDA was being apprised of the residence occupancy of the Dan River Falls building. Ms. Bobe stated that phase one occupancy was full and phase 2 occupancy was half filled.

Mr. Morris then moved on the following resolution:

A resolution of the Industrial Development Authority of Danville, Virginia, recognizing Corrie Bobe for her more than 16 years of excellent and dedicated service to the City of Danville, Virginia and the IDA.

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

Mr. Morris - Aye
Mr. Laramore - Aye
Ms. Barker - Aye
Mr. Bebeau - Aye
Mr. Hall - Aye
Mr. Woodall - Aye

Chairman Morris presented the resolution to Ms. Bobe, who is leaving City of Danville, Virginia employment. Bobe spoke poignantly and with gratitude regarding her employment with the City. City Manager Ken Larking also recounted Ms. Bobe's many contributions to our City through her work with the Industrial Development Authority Board.

Adjourned at 11:26 am with Mr. Morris moving to do so, Mr. Laramore seconding, and with all in favor.

John Laramore
Secretary

T. Neal Morris
Chairman

**Industrial Development Authority
Statement of Accounts
As of April 30, 2026**

Regular Checking	\$ 10,607,437.34
USDA Loan Account	\$ 84,819.14
City Funded Loan Account	\$ 2,683,842.56
North Union Properties/Master Tenant	\$ 21,600.67
US Bank - 2025A Bond Account	\$ 13,800.51
US Bank - 2025B/C Bond Account	\$ 16,642,020.26
US Bank - 2025D Bond Account	\$ 3,014,426.83
First National Bank - Money Market	\$ 15,022.83
Reserve Account	\$ 7,551,278.06

Reserve Account Details

Hold for IDA Debt Svc - Bonds	-
Hold for Enterprise Zone	371,924.70
Hold for Int'l. Recruitment	54,062.83
Hold for Parking Debt Svc	463,827.38
Hold for Coleman Site	217,739.72
Hold for Dan River Falls	188,511.69
Hold for Dewberry Upfit DRF	667,849.22
Hold for Barker Road	537,425.84
Hold for Incentives	2,068,930.00
Hold for 231 Main Street	400,000.00
Hold for Schoolfield Acquisition	41,614.70
Hold for VBAF Grant	500,000.00
Hold for 217 N Union	37,000.00
Hold for 121/123 N Union	425,368.75
Hold for Infinity Global	472,000.00
Hold for 310-312 Main St	290,798.00
Hold for 624/626 North Main	698,565.00
Hold for eBio Renovation	99,420.53
Available (CDE Funds)	16,239.70
	7,551,278.06

City Funded Loans:

Beginning Balance April 1, 2026	\$ 2,680,213.63
Uncle Al's Diner	-
LMG, LLC	3,518.75
Interest /Bank Fees	110.18
Ending Balance April 30, 2026	\$ 2,683,842.56

**Industrial Development Authority
Statement of Account - Regular Checking
For the month ended April 30, 2026**

Beginning Balance at April 1, 2026 \$211,007.62

RECEIPTS:

Rent: 272,248.74

Utility/Insurance Reimbursement:

DR Foundation 2,334.67
 Averett 7,004.01

City of Danville Support 10,721,035.84

COV IRF Grant - Five Forks 25,000.00

Transfer in from Reserve 511,948.75

Transfer in from Bond Accounts 944,176.40

Transfer from First National Money Market 5,009.65

CDE Program Revenues 251,809.00

Pittsylvania County IDA - Shell Bldg 6,170.03

Interest Income/Wire Fees/Checks (68.96)

310-312 Main St Loan Proceeds 290,798.00

Daniel Medley Kirby - Refund 239.92

Refund Auto-Owners Insurance (Policy Canceled) 3,120.32

DISBURSEMENTS:

AUB Loan - Lockett Drive (11,566.62)

AUB - 500 Stinson Drive #1 (4,887.77)

AUB - 500 Stinson Drive #2 (5,717.03)

AUB - 512 Bridge Street (16,467.81)

VSBFA Bank - 500 Cane Creek (9,251.38)

VSBFA - MEP (1,065.63)

VSBFA - Barker Rd Loan (20,514.72)

Locus Bank - Shell Building (12,315.20)

Locus Bank - Ecomnets Bldg (21,870.52)

First National - Gaither Rd Prop (3,136.84)

Movement Bank - Monument (2,651.24)

US Bank - Bond Prin/Interest (13,666.67)

White Mill MT 1 (DR Falls Lease) (200,908.79)

Blair Construction - Barker Road (114,416.02)

Cherry Bekaert - CDE (247,059.00)

Novogradac - CDE (4,750.00)

Kent Shelton - Parking Deck (2,880.00)

Dewberry-DR Falls Parking Deck Study (8,375.00)

Purchase of 633 Monument St (183,305.84)

Purchase of 645 Monument St (183,554.62)

Solex Architect - 624-626 N. Main Rehabilitation (607.50)

Roundtable Ventures - Spring Street Parking (118,654.72)

Infinity Global - Reimburse Windsor (289,908.00)

Infinity Global - Reimburse Windsor (559,497.54)

Infinity Global - Reimburse Tekabyte (94,770.86)

IALR - Developers Workshop (Food & Facility) (9,067.50)

Shelter Construction - ED Repairs 816 Monument St (4,738.00)

Holbrook Hotel-Incentive payment (237,689.28)

Studio More Designs - 424 Memorial Dr Renderings (9,950.00)

JE Burton Construction - ED White Mill interior work (9,417.00)

Balanced Bookkeeping - Financial Literacy Workshop (2,250.00)

Architectural Partners - Consulting ED & Parks&Rec (468.50)

RailPros - NS Lease (1,995.33)

Daniel, Medley, Kirby - Title update 1100 W. Main (150.00)

City of Danville - Recording Fees (44.00)

JW Squire - White Mill Shades (132,935.00)

Insurance (22,157.93)

Utility Bills/ Maint (50,129.72)

City of Danville - Property Maintenance (31,605.07)

(2,644,396.65)

PASS THROUGHS:

-

Ending Balance at April 30, 2026

\$10,607,437.34

125 N Union	250.00	
Abdul Rasheed	196.00	
Alexander Group - Pkg	4,500.00	
Averett	11,390.00	
Barry Smith	260.00	
Belk	7,102.50	
City - Gang Prev.	3,682.00	April & May
City - IT Dept.	29,028.00	April & May
City - Parks&Rec	91,485.40	
City - Econ Dev	64,853.84	
DR Foundation	5,610.00	
Honey Bee - Parking	850.00	
Infinity Global	-	3/27/2026
Launch Place	3,292.00	
Link's Café	3,000.00	
MEP	1,165.63	
Michael Cheek	-	3/27/2026
Mind Body Wellness	960.00	
Morrisette Paper	6,762.61	
Overfinch	12,587.80	
Revive Nutrition	600.00	
River District Assoc	1,664.25	
Riverside Running	2,812.48	
Robert Stephens	260.00	
Stephen Bass	2,175.00	
Sth VA Legal	1,575.00	
Vintages	1,347.00	
Walraven	14,839.23	
	<u>272,248.74</u>	

**Industrial Development Authority
Statement of Account
USDA Loan Funds**

For the month ended April 30, 2026

Beginning Balance at April 1, 2026		\$ 84,590.66
RECEIPTS:		
Dry Fork Fruit Dist.	225.00	
River City Escapes	-	
Interest	3.48	
		228.48
DISBURSEMENTS:		
	-	
		-
Ending Balance at April 30, 2026		\$ 84,819.14

Reconciliation to original USDA grant of \$99,000		
ORIGINAL USDA FUNDS		\$ 99,000.00
LESS OUTSTANDING LOANS:		
River City Escapes	12,043.59	
Dry Fork Fruit Dist.	4,914.43	(16,958.02)
INTEREST EARNED		22,186.21
DEFAULTED LOANS		(19,459.05)
PENALTIES EARNED		50.00
BALANCE IN ACCOUNT		\$ 84,819.14

A/R Aging Summary Report

Industrial Development Authority of Danville

As of Apr 30, 2026

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
Abdul Rasheed	-196.00					-196.00
Christine B Eanes, LLC	-600.00					-600.00
City of Danville IT		-14,514.00				-14,514.00
Ecomnets1					0.00	0.00
J&W Associated LLC dba Links Cafe	-3,000.00					-3,000.00
Making Everything Possible, LLC	1,165.63					1,165.63
Michael W Cheek			-1,600.00			-1,600.00
Mind Body Wellness Pilates LLC	-960.00					-960.00
Morrisette Paper	-6,762.61					-6,762.61
Noblis					0.00	0.00
River District Association (Alyssa Turner)		-1,664.25				-1,664.25
Robert David		-1,841.00				-1,841.00
Robert Stephens		167.00				167.00
Southern Virginia Legal PLLC	-1,575.00					-1,575.00
Stephen G. Bass		-2,175.00				-2,175.00
The Launch Place	-3,292.00					-3,292.00
Walraven		-14,839.23	-14,839.23			-29,678.46
White Mill MT 2 c/o Alexander Company	-4,500.00					-4,500.00
TOTAL	-19,719.98	-34,866.48	-16,439.23		0.00	-\$71,025.69

Balance Sheet

Industrial Development Authority of Danville

As of Apr 30, 2026

	TOTAL
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Assets	
Current Assets	
Bank Accounts	
First National Bank - Money Market	15,022.83
Loans (City Funded)	2,683,842.56
North Union Master Tenant LLC	7,166.18
North Union Properties, LLC	14,434.49
Regular Checking	10,607,437.34
Reserve Account	7,551,278.06
US Bank - 2025A Project Fund	13,800.51
US Bank - 2025B&C Project Fund	16,642,020.26
US Bank - 2025D Project Funds	3,014,426.83
USDA Checking	84,819.14
Total for Bank Accounts	\$40,634,248.20
Accounts Receivable	-\$71,025.69
Other Current Assets	
Due from City/County	15,138,099.20
Lease Interest Rec. - GASB 87	28,721.94
ST Lease Rec. - GASB 87	833,210.90
Total for Other Current Assets	\$16,000,032.04
Total for Current Assets	\$56,563,254.55
Fixed Assets	\$93,539,014.21
Other Assets	
Allowance for Doubtful Accounts	-26,237.10
LT Lease Rec. - GASB 87	3,422,542.54
Notes Receivable	
Dry Fork Distillery N/R	4,914.42
Eng Biopharmaceut Inc.	150,000.00
LMG, LLC Hyatt Loan	750,000.00
Masonic Temple Note Receivable	1,650,000.00
Note Rec - Uncle Al's Diner LLC	21,290.06
River City Escapes Note Receiva	12,043.59
Southside Ice	14,193.51
Total for Notes Receivable	\$2,602,441.58
Total for Other Assets	\$5,998,747.02
Total for Assets	\$156,101,015.78
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Balance Sheet

Industrial Development Authority of Danville

As of Apr 30, 2026

	TOTAL
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Liabilities and Equity	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accrued Interest	97,463.17
Retainage Payable	105,726.48
Security Deposits	101,255.78
Total for Other Current Liabilities	\$304,445.43
Total for Current Liabilities	\$304,445.43
Long-term Liabilities	
Bonds Payable	\$1,521,000.00
2025A Master Lease Bonds	2,357,802.00
2025B Master Lease Bonds	8,325,000.00
2025C Master Lease Bonds	10,175,000.00
2025D Master Lease Bonds	23,250,000.00
Total for Bonds Payable	\$45,628,802.00
Deferred Lease Rev - GASB 87	4,013,410.49
Deferred Revenue	87,656.18
Lease Revenue Note - 2021A	10,000,000.00
Notes Payable	
AUB - 500 Stinson Drive	652,093.65
AUB - 512 Bridge Loan	1,165,043.21
AUB - Dan River Falls	20,821,362.10
AUB Loan - 500 Stinson #2	11,382.76
AUB Loan - Locket Drive	795,582.03
FNB - 206/208 N Union Loan	580,000.00
FNB - 310-312 Main St	300,000.00
FNB - 527 Bridge Street Loan	1,178,170.97
FNB - Gaither Rd Parcels	447,862.21
Locus Bank - 1 Ecomnets Way	1,281,469.52
Locus - Cyber Prk Shell Bldg	915,373.68
Movement Bank - 816 Monument	435,263.84
VSBFA - 500 Cane Creek	1,245,510.12
VSBFA - Barker Road Loan	2,964,572.64
VSBFA - MEP Loan	79,164.97
Total for Notes Payable	\$32,872,851.70
Revolving Loan Fund - USDA	99,000.00
Total for Long-term Liabilities	\$92,701,720.37
Total for Liabilities	\$93,006,165.80
Equity	
Contributed Capital	150,000.00
Opening Bal Equity	4,856,400.56
Retained Earnings	42,218,318.82

Balance Sheet

Industrial Development Authority of Danville

As of Apr 30, 2026

	TOTAL
Net Income	15,870,130.60
Total for Equity	\$63,094,849.98
Total for Liabilities and Equity	\$156,101,015.78

Profit and Loss

Industrial Development Authority of Danville

July 1, 2025-April 30, 2026

	TOTAL
Income	
Grants	
Grants - City of Danville	15,862,404.82
Grants - Commonwealth of VA	397,219.72
Total for Grants	\$16,259,624.54
Parking Space Rental Income	34,234.00
Program Fees	405,749.00
Rental Income	3,612,399.73
Total for Income	\$20,312,007.27
Gross Profit	\$20,312,007.27
Expenses	
Bank Service Charges	768.00
Bond Issue Costs	281,496.50
Dues and Subscriptions	7,665.00
Incentive Payments	1,264,298.73
Insurance	189,642.54
Interest Expense	2,249,753.27
Licenses and Permits	6,959.15
Loan Fees	26,074.53
Office Supplies	219.98
Professional Fees	\$626,579.33
Accounting	91,811.60
Consulting	614,584.03
Legal Fees	270.00
Total for Professional Fees	\$1,333,244.96
Rental Expense	430,860.57
Repairs	-\$560.00
Building Repairs	137,596.83
Equipment Repairs	25,150.00
Total for Repairs	\$162,186.83
Supplies	
Marketing	76.59
Total for Supplies	\$76.59
Taxes	15,537.49
Telephone	3,566.70
Utilities	168,951.97
Total for Expenses	\$6,141,302.81
Net Operating Income	\$14,170,704.46
Other Income	
Gain on Disposal	885,500.00

Profit and Loss

Industrial Development Authority of Danville

July 1, 2025-April 30, 2026

	TOTAL
Interest Income	813,926.14
Total for Other Income	\$1,699,426.14
Net Other Income	\$1,699,426.14
Net Income	\$15,870,130.60



Industrial Development Authority

STAFF REPORT

DATE: May 12, 2026
TO: Industrial Development Authority
FROM: Susan McCulloch, Division Director of Housing & Development
RE: A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing a loan of \$2,000,000 to 1700 W Main St LLC, a Virginia limited liability company.

1700 Main LLC and VA Housing have proposed collaborating with the City of Danville to create a revolving loan program to support housing developments in Danville.

In December 2025, Virginia Housing awarded the City of Danville \$2,000,000 through its Workforce Housing Investment Program. The grant funds are intended to help construct 182 units at 1700 W Main. Rather than simply accept the grant, the developer, 1700 Main LLC, suggested using it as a loan that it would repay. This is an innovative, sustainable housing funding strategy.

1700 Main LLC will complete milestones and work with the City to complete draw-downs from VA Housing. VA Housing will pay the tranches to the City, which will then transfer the funds to the Industrial Development Authority (IDA). The IDA will loan the tranches to 1700 Main LLC and, at the end of the two-year loan period, 1700 Main LLC will pay the loan back to the IDA. These \$2,000,000 will be used as a loan to seed a Workforce Housing Special Projects Loan Fund, which will allow the IDA to support future housing development projects.

Staff recommend the IDA approve and authorize the loan.

ATTACHMENTS

1. Res - 2738 1700 W Main St LLC WHIP Loan

PRESENTED: May 12, 2026

ADOPTED: May 12, 2026

RESOLUTION NO. 2026- _____ . _____

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING A LOAN OF \$2,000,000.00 TO 1700 WEST MAIN ST, LLC A VIRGINIA LIMITED LIABILITY COMPANY.

NOW THEREFORE, BE IT RESOLVED, by the Industrial Development Authority of Danville, Virginia (IDA), that it hereby approves and authorizes a loan not to exceed Two Million and 00/100 Dollars (\$2,000,000.00) for site preparation and construction of 182 Workforce Units and a Pool/Clubhouse at 1700 West Main Street in Danville, Virginia TO 1700 West Main St, LLC; and

BE IT FURTHER RESOLVED, that the terms of the loan shall be for Twenty-four (24) months with the full payment of Two Million and 00/100 Dollars (\$2,000,000.00) at the end of the Twenty-four (24) months, at zero percent (0%) interest, and the monies to be dispersed in installments according to the timeline and milestones established by the Virginia Housing Workforce Investment Program Agreement between it, the City of Danville, Virginia, and 1700 West Main St, LLC; and

BE IT FINALLY RESOLVED, by the Industrial Development Authority of Danville, Virginia, that it hereby directs the Chairman, or in his absence any Officer, to execute the loan agreement and any other documents necessary to complete the transaction described in this resolution including, but not limited to, any moral obligation agreement.

Approved:

Chairman

Attest:

Secretary

Approved as to
Form and Legal Sufficiency:

City Attorney



Industrial Development Authority

STAFF REPORT

DATE: May 12, 2026
TO: Industrial Development Authority
FROM: Kelvin Perry, Assistant Director of Economic Development and Tourism
RE: A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing a proposal with Blair Construction Company in an amount not to exceed \$283,395 for necessary repairs needed to make the existing Industrial Development Authority building at 120 Cane Creek Blvd into a leasable space.

The project involves making necessary repairs to the IDA-owned building at 120 Cane Creek Blvd in the Airside Industrial Park.

The building totals approximately 20,164 square feet, including about 6,000 square feet of office space. The site includes a large parking lot with 80 spaces, as well as an insulated warehouse with a covered dock and three-phase power capable of supporting up to 5 megawatts of power. The requested improvements will create a “vanilla box,” making the building a leasable space for future tenants.

Staff recommend approval.

ATTACHMENTS

1. Res - 2744 Blair Construction for 120 Cane Creek Blvd
2. Engineered Bio to Vanilla Box 04132026

PRESENTED: May 12, 2026

ADOPTED: May 12, 2026

RESOLUTION NO. 2026-____.____

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING REPAIRS AND IMPROVEMENTS TO ITS INDUSTRIAL BUILDING LOCATED 120 CANE CREEK BLVD, DANVILLE, VIRGINIA IN AN AMOUNT NOT TO EXCEED \$283,395.00.

NOW THEREFORE, BE IT RESOLVED, by the Industrial Development Authority of Danville, Virginia, that it hereby approves and authorizes a scope of work by Blair Construction in an amount not to exceed Two Hundred Eighty-three Thousand Three Hundred Ninety-Five Dollars and 00/100 (\$283,395.00) to make repairs and improvements for a leasable vanilla box.

BE IT FINALLY RESOLVED, that the Chairman, or in his absence any Officer, be, and hereby is, authorized to execute any and all documents necessary for this agreement and such other documents as needed to complete this transaction.

Approved:

Chairman

Attest:

Secretary

Approved as to
Form and Legal Sufficiency:

City Attorney

Blair Construction, Inc.

Route 29 South
Gretna, Virginia 24557
Phone: (434) 656-6243
Fax: (434) 656-3290

BLAIR
CONSTRUCTION
www.blairbuildsbetter.com
Mailing:
P.O. Box 612
Gretna, Virginia 24557

April 13, 2026

Mr. Kelvin G. Perry
Assistant Director of Economic Development and Tourism
Economic Development and Tourism
Danville, VA 24541
kelvin.perry@discoverdanville.com

Re: **Ecomnets Building**

Blair Construction, Inc. is pleased to provide a quote of \$283,395 to perform the necessary work, as described below, to make the existing old Ecomnets building into leasable vanilla box space for future clients. This does not separate any utilities into separate services.

General Requirements

- Provide onsite supervision of work
- Provide offsite disposal of all construction debris
- All work to be performed during regular business hours

Sitework

- Remove construction debris/stone from around the building
- Excludes any work to any existing trees, shrubs, or landscaping

Concrete

- Prep and pour back all interior plumbing trenches
- Prep and pour back missing section of concrete sidewalk leading to the front entrance

Metals

- Provide new black painted steel bar grate dock stairs with landing

Doors, Windows, & Glass

- Install (2) new insulated commercial ribbed steel sectional overhead doors at dock area, solid (no windows), electrically operated (already on site)

Finishes

- Install new 2x2 grid and tiles in the front room to the left of the double storefront doors.
- Existing ceilings to remain in all other areas. Reinstallation of existing ceiling tiles in areas where missing.
- Includes miscellaneous metal stud framing and drywall in the front room to the left of the entrance doors.
- Paint the walls of the room mentioned above only.

Dock Equipment

- Install (2) foam fit dock seals at dock area doors that are already on site

Pre Engineered Special Construction

- Complete modifications to (2) existing overhead door openings at dock area to provide sufficient space to accommodate new foam fit dock seals

- Complete installation of gutters, downspouts, and trim around the new 60' x 28' open steel canopy.

Plumbing

- Inspect all existing bathrooms to ensure that each bathroom sink and toilet is operational
- Repair/replace any fixtures that are not working properly
- Currently no backflow preventer is installed. No new backflow preventer is included in this proposal.

HVAC

- Provide and install 4 new gas unit heaters as needed in the open warehouse space to provide heating up to 50 F
- Start up the gas heaters in the office space assuming they are functioning properly
- Replace the 3 HVAC units in the office with same size new split system units, new line sets, and new condensing units.

Electrical

- Replace existing 2x4 office lights with LED Flat panel fixtures in office spaces (1) for (1)
- Replace existing Exit lights in office spaces (1) for (1)
- Replace existing 2 head emergency lights (1) for (1)
- Add one 2 head emergency light to meet code
- Install 2x2 LED Flat panel lights to meet 20 ft candles on average in the space in new 2x2 ceiling grid
- Install exit and emergency lighting in this area to meet code
- Remove any existing conduits/wiring in this area that may not pass for ceiling inspection
- Install of LED UFO High bay Lighting in open area at rear of building to meet 15 ft candles
- Reuse any existing conduit and wire as possible to feed these light fixtures
 - o All lights to be controlled via integral photocell.
- Install emergency egress lighting above man doors as required by code for emergency lighting
- Replace wall pack with new wall packs with built in emergency backup and photocell
- Add new single head wall pack lights for egress
- Repair damaged conduit that is feeding Panel P
- Provide new panel schedules for each panel in the building
- Verify circuits feeding items throughout building
- Provide 120V circuit to each of the (4) new gas heaters in the warehouse
- Place blank covers on all open boxes in the office area getting new grid ceiling to meet code
- Place blank covers on any open boxes in walls in the existing office area to meet code
- Existing generator and electrical panels to remain as-is
- No work relating to the existing gate operator or existing generator/ ATS is included in this proposal.

Exclusions

- Backflow preventer
- Fire alarm
- Security
- Telephone, Internet, and Fiber
- Any work to the existing parking lot
- Any work to the existing perimeter site fence

- Any work to the existing stone façade
- Flooring and base/trim
- Gas meter and Water meter to be provided and installed by others
- Painting in any area other than the (1) room mentioned above
- Temporary and permanent utilities. It is assumed that the existing utilities will be available for use during construction as needed and covered by the owner.

Should you have any questions regarding this scope of work, please contact me via email tclark@blair-construction.com or my phone at 434.250.6635.

Sincerely,

A handwritten signature in black ink that reads "Tim". The signature is written in a cursive, slightly slanted style.

Tim Clark



Industrial Development Authority

STAFF REPORT

DATE: May 12, 2026
TO: Industrial Development Authority
FROM: Kelvin Perry, Assistant Director of Economic Development and Tourism
RE: A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing an agreement with Hurt & Proffitt in an amount not to exceed \$66,500 for bidding and construction administration services at the Coleman site.

This item is a change order request for work at the Coleman Site. The added cost will not exceed \$66,500.

In 2011, the Industrial Development Authority (IDA) acquired a 158-acre rail-served industrial site on Gypsum Road, near Blue Ridge Fiberboard and Goodyear. Its proximity to major highways and access to robust utility infrastructure—including electric, water, gas, fiber, and sewer—make it well-suited for large-scale industrial development.

The grading project at the Coleman Site will prepare approximately 80 acres for industrial development, including construction of an access road and grading for a future rail extension. This work will significantly improve the site's marketability by elevating it to Tier 5 certification—the highest level in the Virginia Business Ready Sites Program—indicating it is fully ready for industrial use. The project has a total estimated cost of \$17.43 million. To date, \$11.33 million in grant funding has been secured, including \$9 million from the Virginia Business Ready Sites Program and \$2.33 million from the Virginia Tobacco Region Revitalization Commission. Currently Hurt & Proffitt has an outstanding contract with the authority to provide consulting and geo-technical services for the site.

At the recommendation of the City's Public Works Department, Hurt & Proffitt has submitted a change order agreement to provide bidding and construction administration services for Phase Two of the grading project. Staff recommends approval.

ATTACHMENTS

1. Res - 2745 Hurt and Proffitt Services Coleman Site
2. 20241385 Coleman Pad Site CO2 Proposal

PRESENTED: May 12, 2026

ADOPTED: May 12, 2026

RESOLUTION NO. 2026- ____.

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING A CHANGE ORDER FOR BIDDING AND CONSTRUCTION ADMINISTRATION SERVICES FROM HURT & PROFFITT FOR THE COLEMAN SITE PROJECT LOCATED IN DANVILLE, VIRGINIA IN AN AMOUNT NOT TO EXCEED \$66,500.00.

NOW THEREFORE, BE IT RESOLVED, by the Industrial Development Authority of Danville, Virginia that it approves and authorizes the change order agreement from Hurt & Proffitt in an amount not to exceed Sixty-Six Thousand Five Hundred and 00/100 Dollars (\$66,500.00) to provide bidding and construction administrative services; and

BE IT FINALLY RESOLVED, that the Chairman, or in his absence, any Officer, be and hereby is authorized to execute any and all documents necessary for this Agreement and such other documents as needed to complete this transaction.

Approved:

Chairman

Attest:

Secretary

Approved as to
Form and Legal Sufficiency:

City Attorney

A Change Order Agreement for the Provision of Limited Professional Services

Change Order # <u>2</u>	Date <u>4/28/2026</u>
Project <u>Coleman Site</u>	H&P Project # <u>20241385</u>
Owner <u>Industrial Development Authority of Danville, Virginia</u>	G.L. # _____

Consultant <u>N/A</u>	Contract Date <u>11/14/2024</u>
For <u>Bidding, Construction Admin & CMT</u>	

Description of Changes	DECREASE in Contract Price	INCREASE in Contract Price
Conduct public bid opening for a sealed bid procurement		\$ 2,400.00
Bid Documents (Notice to Bid, Bid Tab, Engineer Estimate, Technical Specs		\$ 7,400.00
Monthly Progress Meetings		\$ 4,300.00
Monthly Construction Admin (RFIs, Submittals, Pay Apps, Engineering Assist Site Visits x5		\$ 18,500.00
		\$ 27,300.00
		\$ 6,600.00
Totals	\$0.00	\$ 66,500.00
Net Change in Contract Price	\$0.00	\$ 66,500.00

Justification:

The amount of rock is currently unknown and this will affect future bid prices. Quantifying this will improve the accuracy of the future bids for earthwork and rock excavation. The original scope for wetland and stream permitting assumed that wetland and stream credits could be purchased. Since no credits are available, the PRM process has been used and required additional coordination.

The changes result in the following adjustment of contract price and time:

Contract price prior to this Change Order	\$186,900.00
Net INCREASE resulting from this Change Order	\$66,500.00
Current contract price including this Change Order	\$253,400.00
Contract time prior to this Change Order	N/A Calendar Days
Net <input checked="" type="radio"/> Increase <input type="radio"/> Decrease resulting from this Change Order	N/A Calendar Days
Current contract time including this Change Order	N/A Calendar Days

The above changes are approved:

Consultant <u>Hurt & Proffitt, Inc.</u>	Owner _____
By <u>Todd Carroll, PE</u>	By _____
Date <u>4/28/2026</u>	Date _____





Industrial Development Authority

STAFF REPORT

DATE: May 12, 2026
TO: Industrial Development Authority
FROM: Kelvin Perry, Assistant Director of Economic Development and Tourism
RE: A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing an agreement with Kent Shelton P.E. for project management and inspection services for the Coleman Site 80-acre pad project in an amount not to exceed \$48,750.00.

This item secures project management and inspection services for the grading of the Coleman Industrial Site off of Gypsum Road. The purpose is to have independent oversight of the current grading project. The cost will not exceed \$48,750.

In 2011, the Industrial Development Authority (IDA) acquired a 158-acre rail-served industrial site on Gypsum Road, near Blue Ridge Fiberboard and Goodyear. Its proximity to major highways and access to robust utility infrastructure—including electric, water, gas, fiber, and sewer—make it well-suited for large-scale industrial development. The grading project at the Coleman Site will prepare approximately 80 acres for industrial development, including construction of an access road and grading for a future rail extension. This work will significantly improve the site's marketability by elevating it to Tier 5 certification—the highest level in the Virginia Business Ready Sites Program—indicating it is fully ready for industrial use.

At the recommendation of the Public Works Department, staff recommends approval of an agreement between the Industrial Development Authority and Danville Virginia and Kent Shelton, P.E. to provide for management and inspections for the Coleman Site project.

ATTACHMENTS

1. Res - 2757 - Coleman Site 80-acre Pad Project
2. Coleman Site Proposal - Kent Shelton 5-1-26

PRESENTED: May 12, 2026

ADOPTED: May 12, 2026

RESOLUTION NO. 2026 - ____.

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING AN AGREEMENT WITH KENT SHELTON, P.E. FOR PROJECT MANAGEMENT AND INSPECTION SERVICES FOR THE COLEMAN SITE 80-ACRE PAD PROJECT.

NOW THEREFORE, BE IT RESOLVED, by the Industrial Development Authority of Danville, Virginia that it approves and authorizes an agreement with Kent Shelton, P.E., in an amount not to exceed Forty-eight Thousand Seven Hundred Fifty and 00/100 Dollars (\$48,750.00) for project management and inspection services for the Coleman Site 80-acre Pad Project; and

BE IT FINALLY RESOLVED that the Chairman, or, in his absence, any officer be and hereby is authorized to execute any and all documents necessary for this agreement and such other documents as needed to complete this transaction.

Approved:

Chairman

Attest:

Secretary

Approved as to
Form and Legal Sufficiency:

City Attorney

May 1, 2026

Mr. Kelvin Perry
Assistant Director of Economic Development
420 Memorial Drive, Suite 200
Danville, VA 24541

Re: Coleman Site 80 Acre Pad Project

Dear Mr. Perry:

I have been requested to provide a proposal for limited project management and inspection services for the Coleman Site Development Project. I will be working for the Industrial Development Authority of Danville under the direction of the Public Works Director. As the IDA onsite representative, I will provide direct feedback on the progress of the project and alert you and the Project Manager of any potential issues that may arise.

The following services will be provided:

1. Assist the Project Manager in performing customary construction phase services.
2. Monitor the project with an emphasis on quality workmanship, schedule, and compliance with the plans and specifications.
3. Assist the Project Manager to assure that approved materials are used and that the contractor complies with federal, state, and local permitting.
4. Assist the Project Manager to ensure that quality control site testing is performed as required under the contract and as needed.
5. Assist the Project Manager with reviewing pay requests based on the amount of work performed.
6. Assist the Project Manager with reviewing change order requests for additional time or compensation.
7. Perform daily site visits for an average of three hours per day to observe the work, meet with the Contractor Superintendent, and perform random inspections.
8. Attend progress meetings to discuss any delays or concerns.
9. Submit a Project Status Report each day with pictures.

The estimated charge to provide these services are based on a 15-month construction period:

15 hours per week x 65 weeks = 975 hours

975 hours x \$50.00 per hour = \$48,750.00

Please let me know if you would like to discuss this proposed Scope of Service in more detail.

Sincerely,

Kent Shelton, P.E.

KS:dw

C: Briana Evans, Assistant City Manager
Michael Legg, Interim Director of Economic Development
Richard Drazenovich, Director of Public Works



**Industrial Development
Authority**

STAFF REPORT

DATE: May 12, 2026
TO: Industrial Development Authority
FROM: Kelvin Perry, Assistant Director of Economic Development and Tourism
RE: A resolution of the Industrial Development Authority of Danville, Virginia authorizing and approving a change order for building improvements at 1350 Barker Road, Ringgold, Virginia in an amount not to exceed \$14,300.

The Danville Industrial Development Authority (IDA) has secured financing from the Virginia Small Business Finance Authority (VSBFA) in the amount of \$2,981,534 to support the renovation of the IDA-owned building located at 1350 Barker Road in Ringgold, Virginia. Upon completion, the building will serve as the U.S. headquarters for RBW, a UK company specializing in electric vehicle conversions.

The requested change order is to replace and repair plumbing fixtures at the 1350 Barker Road site.

Staff recommend approval of the change order.

ATTACHMENTS

1. Res - 2758 Blair Construction 1350 Barker Road Plumbing Change Order
2. Owner Change Order #005 - 5-4-26
3. Barker Road Fixture Pricing

PRESENTED: May 12, 2026

ADOPTED: May 12, 2026

RESOLUTION NO. 2026- ____.

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING A CHANGE ORDER FOR ADDITIONAL RENOVATIONS AND UPFITS AT 1350 BARKER ROAD, RINGGOLD, VIRGINIA IN AN AMOUNT NOT TO EXCEED \$14,300.00.

NOW THEREFORE, BE IT RESOLVED, by the Industrial Development Authority of Danville, Virginia that it approves and authorizes change order number five (5) from Blair Construction in an amount not to exceed Fourteen Thousand Three Hundred and 00/100 Dollars (\$14,300.00) for plumbing and fixture repairs to 1350 Barker Road, Ringgold, Virginia; and

BE IT FINALLY RESOLVED, that the Chairman, or, in his absence, any Officer be and hereby is authorized to execute any and all documents necessary for this change order and such other documents as needed to complete this transaction.

Approved:

Chairman

Attest:

Secretary

Approved as to
Form and Legal Sufficiency:

City Attorney



AIA Document G741™ – 2024

Change Order for a Design-Build Project

PROJECT:*(name and address)*

RBW Barker Road Upfit - CO#005
1350 Barker Road
Ringgold, VA 24

DESIGN-BUILD CONTRACT INFORMATION:

Contract For: General Construction
Date: 2-26-25

CHANGE ORDER INFORMATION:

Change Order Number: 005
Date: 05-04-2026

OWNER:*(name and address)*

Industrial Development Authority of
Danville
427 Patton Street, Room 421
Danville, VA 24541

DESIGN-BUILDER:*(name and address)*

Blair Construction, Inc.
P.O. Box 612
GRETNA, VA 24557

THE DESIGN-BUILD CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Change Directives.)

Replace 5 wall mount toilets
Replace 2 urinal flush valves only
Replace 4 wall hung sinks
Replace 1 Hi-Lo Drinking Fountain
Old fixtures will be thrown in dumpster provided by others
\$14,300.00

Total Amount

The original Contract Sum was	\$	<u>1,389,000.00</u>
The net change by previously authorized Change Orders	\$	<u>515,906.74</u>
The Contract Sum prior to this Change Order was	\$	<u>1,904,906.74</u>
The Contract Sum will be increased by this Change Order in the amount of	\$	<u>14,300.00</u>
The new Contract Sum including this Change Order will be	\$	<u>1,919,206.74</u>

The Contract Time will be unchanged by Zero (0) days.

The date of Substantial Completion as of the date of this Change Order therefore is N/A

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time, or Guaranteed Maximum Price that have been authorized by Change Directive until the cost and time have been agreed upon by both the Owner and Design-Builder, in which case a Change Order is executed to supersede the Change Directive.

When executing this Change Order, the Design-Builder represents that all changes to Project design implemented by this Change Order have been reviewed and approved in writing by the Architect or other licensed design professional(s) of record for the Project.

NOT VALID UNTIL SIGNED BY THE DESIGN-BUILDER AND OWNER.

DESIGN-BUILDER *(Signature)*

BY: Timothy J. Clark, President

(Printed name and title)

Date

OWNER *(Signature)*

BY: T. Neal Morris

(Printed name and title)

Date

SOUTHSIDE MECHANICAL SERVICES

“More Than Just a Plumber”



P.O. BOX 11210 DANVILLE, VA. 24543
PHONE: (434) 799-8023 FAX: (434) 799-1716

Barker Road
4/29/26

PLBM:

Replace 5 wall mount toilets

Replace 2 urinal flush valves only

Replace 4 wall hung sinks

Replace 1 Hi-Lo Drinking Fountain

Old fixtures will be thrown in dumpster provided by others

Total cost: \$13,000.00 (Thirteen Thousand Dollars)