

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

April 13, 2026

A Meeting of the Danville-Pittsylvania Regional Industrial Facility Authority convened at 12:10 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 Vice Chairman Sherman M. Saunders, J. Lee Vogler, Jr., and Alternate Dr. Gary P. Miller. Pittsylvania County Members present were 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, Pittsylvania County Director of Finance Kim Van Der Hyde, City of Danville Accountants Jaime Pritchett and Zachary Lovelace, City of Danville Director of Public Works Rick Drazenovich, City of Danville Director of Economic Development Corrie Bobe, Assistant Director of Economic Development Kelvin Perry, Pittsylvania County Director of Economic Development Matt Rowe, Project Manager Kattie Saunders, Legal Counsel to the Authority Michael Guanzon, and Secretary to the Authority Susan DeMasi. Also present were Linda Green and Steven Lippman, Via Zoom, Pittsylvania County Supervisor Ken Bowman, Brian Bradner, Shawn Harden and Joseph Snead from Dewberry, Grace Mamon from *Cardinal News*, Citizens Jerome Adams and Leon Griffith.

Chairman William V. Ingram presided.

PUBLIC COMMENT PERIOD

Mr. Ingram recognized Mr. Leon Griffith, a resident of Cascade, representing Harmony Church on Oak Hill Road. Mr. Griffith encouraged the Board to consider that Oak Hill Road was more than just a secondary road in the county. Rumor has said that about a mile of the road may be closed, and they would like RIFA to consider negotiating with the new owners to relocate that road so they can have access to Berry Hill Road. Mr. Ingram noted he was invited to Harmony Church last week, and Mr. Saunders accompanied him; he was pleased to see the support for the park from the church. The closing of the road has not been decided, and they will cross that bridge when they get to it.

APPROVAL OF MINUTES OF THE MARCH 9, 2026, REGULAR MEETING

Upon **Motion** by Mr. Saunders and **second** by Mr. Tucker, Minutes from the March 9, 2026, Regular Meeting were approved as presented. Draft copies had been distributed to Authority Members prior to the Meeting.

NEW BUSINESS

5A. CONSIDERATION OF RESOLUTION 2026-04-13-5A AUTHORIZING NEGOTIATION OF AN OPTION FOR ACCESS AND UTILITIES EASEMENT AGREEMENT WITH MIDDLE MILE INFRASTRUCTURE LLC

Legal Counsel for the Authority Michael Guanzon explained this was a follow up to the sale of certain property to Mid-Atlantic Broadband, for their easement in Cane Creek to access certain properties. The companies that will be doing the broadband need a driveway and have requested that over RIFA land. They would prepare the driveway, maintain it and will pay RIFA a \$4,500 one-time fee.

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

April 13, 2026

Mr. Vogler **moved** for adoption of *Resolution 2026-04-13-5A, a Resolution authorizing the Negotiation, Execution and Delivery of an Option for Access and Utilities Easement Agreement to Middle Mile Infrastructure LLC, a Delaware Limited Liability Company ("MMI"), where the Authority would grant to MMI the exclusive right and option to acquire a Facilities Easement for the purposes of installing, operating and maintaining underground and aboveground cable, fiber, and communication facilities and improvements as well as a non-exclusive Access Easement for the purposes of accessing Atlantic Broadband Communities Corporation, a Virginia Nonstock Corporation ("MBCC") property across certain real property located in the Authority's Cane Creek Centre Project, located in the County of Pittsylvania, Virginia, consisting of approximately 9.82 acres, commonly known as Lot 12 (GPIN: 2347-13-8189), and where the Option Agreement makes reference to an Access and Utilities Easement Agreement, where the Authority would grant MMI and MBCC a non-exclusive thirty foot (30') Access Easement over Lot 12, and where the Authority would grant to MMI an exclusive Utilities Easement over, across, under and through Lot 12, where the Option Fee to exercise the option shall be equal to \$4,500.00.*

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

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

5B. CONSIDERATION OF RESOLUTION 2026-04-13-5B, APPROVING A MAP OF THE MICROPOROUS FOOTPRINT

Mr. Guanzon explained under the Resolution that was passed in February with Microporous, they were required to show RIFA where their first building would be located, and the Board needed to approve it. Mr. Rowe noted the building size was about 400,000 square feet for manufacturing and about 50,000 square feet of office space.

Mr. Tucker **moved** for adoption of a Resolution entitled *Resolution 2026-04-13-5B approving a Map of the Microporous Footprint (No Written Resolution).*

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

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

5C. FINANCIAL STATUS REPORT AS OF MARCH 31, 2026

Authority Treasurer Michael Adkins gave the Financial Status report as of March 31, 2026, beginning with General Expenditures for the current fiscal year with meals paid to the Institute of \$537.30, the monthly utility bill of \$95.38, the recurring maintenance payment to Sellars Brothers of \$5,950, and bank charges for March of \$160. Funding Other than Bonds for the Megasite had interest on the loan for the Hairston property purchase of \$8,845.31, and a payment to Dewberry Engineers for \$38,318.50 for work completed under Amendments #42, #43 and #44. Amendment #42 was for subdivision plat work, the aquatic species survey and the vegetative buffer relocation; Amendment #43 was related to the cemetery plan and #44

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

April 13, 2026

was Microporous' Phase 1 ESA. There was no activity for Lot 4, Lots 1 and 2, Water and Sewer at Berry Hill, and the Cyber Park, for the month of March. Under Rent, Interest and Other Income, RIFA received \$23,358 from the Institute related to the Hawkins' Building, the reserve account earned interest amounting to \$22,927 for March and the monthly Hawkins Building Maintenance Fee to the Institute for \$23,342.11.

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

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

5D. CONSIDERATION OF RESOLUTION 2026-04-13-5D APPROVING UPDATED PERFORMANCE METRICS OF MICROPOROUS LLC

Pittsylvania County Director of Economic Development Matt Rowe explained Microporous was in the process of closing on their financing this week; they were finalizing the building package and other contracts. They have a better idea of what their capital investment will be as well as their minimum job creation. At the announcement, the equipment was \$1.35B; the new metric they were committing to was \$1,660,600,000, an increase which will result in significant tax revenue increase. For jobs, even though their goal was the 2,015 that was announced, the minimum commitment they were looking at was 1,732 jobs and the wages have increased to about \$61,000 per year. RIFA needed to approve a resolution updating these performance metrics based on this new information.

Mr. Vogler **moved** for adoption of *Resolution 2026-04-13-5D, a Resolution approving updated performance metrics of Microporous, LLC, a Delaware Limited Liability Company, adopted by the Authority under Resolution No. 2026-02-09-5B, with capital investment to increase to \$1,660,600,000.00, and the number of new job creation to decrease to 1,732, but average wages of those new jobs to increase to \$60,995.39 per year.*

The Motion was **seconded** by Mr. Tucker.

Dr. Miller questioned when did staff find out about the decrease of jobs and Mr. Rowe stated they gave that information to staff last week. Mr. Guanzon noted in February, RIFA agreed to the Amended and Restated agreement, and staff has been working on the Amended and Restated Local Performance Agreement. Last week they told staff they had a better understanding of what their performance metrics were going to be based on the financing part. What staff was asking today was to modify the Resolution that was adopted in February to update these metrics. There was \$300M more that was going to be invested and the jobs will be a little bit less. Dr. Miller questioned if they had given an explanation on the fewer jobs and Mr. Rowe explained the equipment was more efficient. When they first got into this, it was still a new industry and the equipment at that point was more manual based. They now have a line up in Tennessee, they know exactly what the output of that equipment was and the man hours needed, so they modified the metrics based on that. The equipment was able to run faster, which means more output; that was also the increase in investment because they were utilizing newer and more advanced equipment. It has decreased the man hours, but it was a substantial wage increase.

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

April 13, 2026

The **Motion** passed with the following vote:

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

6. CLOSED SESSION

At 12:27 p.m. Mr. Saunders **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
- 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

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

April 13, 2026

session would adversely affect the bargaining position or negotiating strategy of the Authority.

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

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

7. RETURN TO OPEN SESSION

On **Motion** by Mr. Saunders and **second** by Mr. Tucker and by unanimous vote at 1:55 p.m., the Authority returned to open meeting.

Mr. Saunders **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 the Authority.

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

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

8. COMMUNICATIONS

Board Members recognized Ms. Bobe at her last meeting with RIFA, noting it has been a pleasure working with her, she has done an excellent job, and she will be missed. Ms. Bobe stated it has been wonderful working with RIFA Board for the past sixteen years, it was amazing to see that progress and none of that would be possible without the Board members making the right decisions to invest in the properties.

Meeting adjourned at 1:58 p.m.

APPROVED:

s/ William V. Ingram
Chairman

s/ Susan M. DeMasi
Secretary to the Authority