



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