



Industrial Development Authority of Danville, Virginia
Minutes of Meeting
May 12, 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, May 12, 2026, at 10:30 a.m.

The following members were present:

Present: T. Neal Morris, Chairman
Russell Reynolds, Vice Chairman
John Laramore, Secretary
Kristen Barker – arrived late during vote on Action Item #1
James Bebeau
Phillip Hall
Robert Woodall III – arrived late during vote on Action Item #1

Absent:

Also present: W. Clarke Whitfield, Jr., City Attorney
Ken Larking, City Manager
Michael Adkins, Chief Financial Officer/Assistant City Manager
Michael Legg, Interim Director of Economic Development via Zoom
Kelvin Perry, Economic Development
Samantha Bagbey, Economic Development
Amy Chandler, Director of Finance
Susan McCulloch, Division Director of Housing Development
Jaime Pritchett, Accounting Supervisor
Zachary Lovelace, Finance Accountant
Terri McDaniel, City Attorney's Office
Mohammad Khan, Intern City Attorney's Office

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

Roll call

Kristen Barker and Robert Woodall III arrived during the vote for Action Item #1.

Minutes

Minutes for the April 14, 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. Reynolds seconded the motion with the members present voting as follows:

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

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 pointed out that the balance difference on the statement was due to a timing difference in the report date and payments made from the account. Pritchett further indicated that the Five Forks grant was received, that the statement reflects the purchase of 633 and 645 Monument Street, and that no Accounts Receivable are more than thirty (30) days late.

A motion was made by Mr. Reynolds to approve the financial report. The motion was seconded by Mr. Bebeau and carried with members present voting as follows:

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

Staff reports

Kelvin Perry of Economic Development shared that the Board will be receiving invitations from Kim Custer for the start of construction at the Southern Virginia Megasite. City Manager Ken Larking introduced Interim Economic Development Director Michael Legg who was attending via Zoom.

Resolutions

A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing a loan of \$2,000,000 to 1700 W Main Street, LLC, a Virginia limited liability company.

Susan McCulloch, Division Director of Housing Development, explained that this loan would be funded by a Workforce Housing grant.

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

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

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.

Kelvin Perry explained that this building is now back on the market and needed repairs to make it an appealing site for a business.

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

Mr. Morris	- Aye
Mr. Reynolds	- 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 with Hurt & Proffitt in an amount not to exceed \$66,500 for bidding and construction administration services at the Coleman site.

Kelvin stated that this is for the completion of the grading work at the site

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

Mr. Morris	- Aye
Mr. Reynolds	- 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 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.

Kelvin shared that Mr. Shelton will be managing the completion of the Coleman site pad project.

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

Mr. Morris	-Aye
Mr. Reynolds	-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 change order for building improvements at 1350 Barker Road, Ringgold, Virginia in an amount not to exceed \$14,300.

Kelvin explained that, as the previous work was being completed, broken water pipes were discovered. This change order is to repair those pipes.

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

Mr. Morris	-Aye
Mr. Reynolds	-Aye
Mr. Laramore	-Aye
Ms. Barker	-Aye
Mr. Bebeau	-Aye
Mr. Hall	-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. *Discussion or consideration of the investment of public funds where competition or bargaining is involved, where, if made public initially, the financial interest of the governmental unit would be adversely affected as permitted by (a)(6) of section 2.2-3711 of the code of Virginia, 1950, as amended.*

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

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

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

After closed session, the following resolutions were considered by the Board:

A resolution of the Industrial Development Authority of Danville, Virginia, approving and authorizing a loan not to exceed a principal amount of \$2,000,000 to Masonic Towers Redevelopment, LLC and its members in their personal capacity.

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

Mr. Morris	- Aye
Mr. Reynolds	- 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 an authorizing an extension of the contract between the Industrial Development Authority of Danville, Virginia and J. E. Burton Construction Company, Inc. for required maintenance and repairs for the property identified as 310-312 Main Street.

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

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

Neal Morris polled the Board regarding their continuing to meet in the Economic Development Events/Training room to which all agreed.

Kristin Barker complimented the City officials present on the impressive nature of the new River Front Park. It was a joy for her to see so many people taking advantage of the facilities and enjoying the downtown Danville area as a whole.


Mr. Morris informed the Board that he had been to the Police Department and signed paperwork to enforce No Trespassing laws on all IDA-owned property as he had received two complaints from citizens.

Mr. Hall shared his experience at large data center that he visited on behalf of the IDA. He was impressed by the lack of noise generated by such a massive center. Of late, citizens have voiced their concerns regarding the proposed data center at the Southern Virginia Megasite, according to Ken Larking. Mr. Larking also noted that this site is outside of the City jurisdiction. Kristen Barker encouraged City officials to release the facts through many avenues as possible in order to educate citizens about data centers and refute misinformation.

Adjourned at 11:31 am with Mr. Reynolds moving to do so, Mr. Woodall seconding, and with all in favor.

error

John Laramore
Secretary


T. Neal Morris
Chairman