

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

May 11, 2026

A Meeting of the Danville-Pittsylvania Regional Industrial Facility Authority convened at 12:14 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 J. Lee Vogler, Jr., and Alternate Dr. Gary P. Miller; Vice Chairman Sherman M. Saunders was absent. Pittsylvania County Members present were Chairman William V. Ingram and Alternate Darrell Dalton. Robert Tucker was absent.

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, Assistant Director of Economic Development Kelvin Perry, Pittsylvania County Director of Economic Development Matt Rowe, Legal Counsel to the Authority Michael Guanzon, and Secretary to the Authority Susan DeMasi. Also present were Linda Green, and Brian Bradner, Shawn Harden and Joseph Snead from Dewberry.

Chairman William V. Ingram presided.

PUBLIC COMMENT PERIOD

No one desired to be heard.

APPROVAL OF MINUTES OF THE APRIL 13, 2026, REGULAR MEETING

Upon **Motion** by Mr. Vogler and **second** by Mr. Dalton, Minutes from the April 13, 2026, Regular Meeting were approved as presented. Draft copies had been distributed to Authority Members prior to the Meeting.

NEW BUSINESS

5A. REPORT OF CONTRACTS EXECUTED BY THE CITY MANAGER AND COUNTY ADMINISTRATOR

Mr. Ingram noted staff has indicated there was nothing to be reported and Mr. Guanzon noted it could be tabled.

5B. FINANCIAL STATUS REPORT AS OF April 30, 2026

Authority Treasurer Michael Adkins gave the Financial Status report through the month of April. General Expenditures for the current fiscal year begin with the County fees related to the audit with Brown, Edwards of \$19,000, meals paid to the Institute of \$540.90, the monthly utility bill of \$106.98, and the recurring maintenance payment to Sellars Brothers of \$5,950. Funding Other than Bonds for the Megasite had the recurring monthly payment related to the loan for the Hairston property purchase of \$8,559.99, and a bill from WSP related to the cemetery relocation of \$6,392.20. 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 April. Under Rent, Interest and Other Income, RIFA received \$23,358 from the Institute related to the Hawkins' Building, and a lease payment from Crown Castle representing payments for April and May totaling \$3,500.00. Under Miscellaneous Income, RIFA received grant reimbursement from the Danville Regional

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Foundation related to the funding for the strategic plan of \$78,045.00, and closing proceeds from Microporous during the month of April of \$100,000 for the main property, and also the \$10,000 right of refusal fee. For expenses, there was one for Dewberry Engineers of \$6,375.00 for the Phase 1 ESA and Alta Survey work for the Averett North Campus purchase, and the monthly expense of the Hawkins' Building Maintenance at the Institute of \$23,358.00.

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

VOTE: 4-0
AYE: Ingram, Dalton, Vogler, Miller (4)
NAY: None (0)

6. CLOSED SESSION

At 12:17 p.m. Mr. Vogler **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

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

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

VOTE: 4-0
AYE: Ingram, Dalton, Vogler, Miller (4)
NAY: None (0)

7. RETURN TO OPEN SESSION

On **Motion** by Mr. Vogler and **second** by Mr. Dalton and by unanimous vote at 1:22 p.m., the Authority returned to open meeting.

Mr. Vogler **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. Dalton and carried by the following vote:

VOTE: 4-0
AYE: Ingram, Dalton, Vogler, Miller (4)
NAY: None (0)

8. COMMUNICATIONS

Board Members noted it was a good meeting and thanked staff for all their work.

Update – Mr. Ingram noted he wanted to bring up the possibility of honoring Timothy Saunders, a cousin of Sherman Saunders; Timothy Saunders was one of the seventeen sailors that were killed on October 12, 2000 when a hole was blown into the USS Cole. As Timothy Saunders was from the region, Mr. Ingram stated he thought they should do something to remember him. He has had conversations with Telly Tucker and Sherman Saunders, and Larry Hassen with Dewberry was working on a plaque; it will be at a memorial at the ATDM facility. The plaque will honor all seventeen sailors and specifically honor

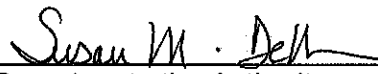
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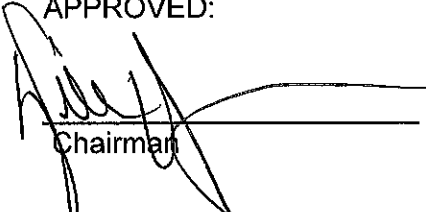
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Timothy Saunders; Mr. Saunders was working to obtain the names and addresses of all the family members. They were looking at having a memorial service/dedication on October 12th. Normally that would be a RIFA meeting day but because it was a state holiday the RIFA meeting would be moved. Mr. Guanzon explained that under the by-laws, the meeting will get moved to the next available day that was not a holiday, but staff has to check because the City members have a VML conference and they need to make sure they have a quorum when they reschedule the meeting. Mr. Ingram noted regardless of the RIFA meeting, they still want to have the dedication on the day of, that Monday. Mr. Larking noted VML was the 10th through the 13th and there would be several people who might want to be at the dedication but may be at the VML conference. Mr. Ingram noted Mr. Saunders was in favor of having it on the 12th; it would mark 26 years to the day. Mr. Vogler questioned if it would be appropriate to have it in November near Veterans' Day and Mr. Ingram stated he would speak with Mr. Saunders to work out a date.

Meeting adjourned at 1:33 p.m.


Secretary to the Authority

APPROVED:

Chairman