



DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY AGENDA

**City of Danville, Virginia
County of Pittsylvania, Virginia**

**Institute for Advanced Learning and Research
150 Slayton Avenue, Room 206
Danville, Virginia**

July 13, 2026

12:00 PM

County of Pittsylvania Members

William V. ("Vic") Ingram, Chairman
Robert M. Tucker, Jr.
Darrell W. Dalton, Alternate

City of Danville Members

Sherman M. Saunders, Vice Chairman
J. Lee Vogler, Jr.
Dr. Gary P. Miller, Alternate

Staff

Kenneth F. Larking, City Manager Officer
Vincent E. Shorter, County Administrator Officer
Christian & Barton, L.L.P., Legal Counsel to Authority
Susan M. DeMasi, Authority Secretary
Michael L. Adkins, Authority Treasurer

1. MEETING CALLED TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

Members of the public who desire to comment on a specific agenda item will be heard during this period. The Chairman/Vice Chairman of the Authority may restrict the number of speakers. Each speaker shall be limited to a total of three minutes for comments.

[Please note that the public comment period is not a question-and-answer session between the public and the Authority.]

4. APPROVAL OF MINUTES

- A. Consideration of Approval of Minutes from Special Called Meeting held on May 18, 2026, and Regular Meeting held on June 8, 2026.

5. OLD BUSINESS

- A. Consideration of Resolution No. 2026-06-08-5B, adopting amendments to the Authority's Bylaws regarding: (1) clarifying the process of setting an agenda, where the City Manager Officer and County Administrator Officer prepare a draft agenda for the Chairman's approval and if the Chairman does not reject or modify the draft agenda, such draft agenda becomes the agenda, which can be changed by the Chairman during a regular meeting; (2) stating the Chairman shall call a special meeting if certain events occur as described in Article VII, paragraph 3; and (3) providing the Secretary may adjust the time or date of a meeting if the Secretary determines that the Authorities directors and/or alternates will unlikely meet quorum requirements for a meeting – Michael C. Guanzon, Esq., Christian & Barton, L.L.P., Authority Legal Counsel.

6. NEW BUSINESS

- A. Consideration of Resolution No. 2026-07-13-6A, ratifying that certain Local Performance Agreement dated June 14, 2026, with SAC III Acquisition Co., LLC, a Delaware limited liability company, as authorized by Resolution No. 2026-05-18-4A - Mr. Guanzon
- B. Consideration of Resolution No. 2026-07-13-6B, authorizing the negotiation, execution and delivery of a subdivision and combination plat concerning Tracts 10, AB and L of the Authority's Southern Virginia Megasite at Berry Hill, located in Pittsylvania County, Virginia, and the Authority's adjacent real property (Tax Map 1366-12-5834), commonly known 5981 Berry Hill Road, in support of that certain Purchase and Sale Agreement dated March 9, 2026, by and between the Authority and SAC III Acquisition Co., LLC, a Delaware limited liability company - Matthew D. Rowe, Director of Economic Development, Pittsylvania County; and Shawn R. Harden, PE, Senior Associate, Dewberry Engineers, Inc.
- C. Consideration of Resolution No. 2026-07-13-6C, authorizing the negotiation, execution and delivery of that certain Performance Agreement by and between the Authority as grantee and Virginia Economic Development Partnership Authority

("VEDP"), a political subdivision of the Commonwealth of Virginia, as grantor, for a Virginia Business Ready Site Program ("VBRSP") Grant in the amount of \$6,000,000.00, for the purpose of extending natural gas infrastructure in the Authority's Southern Virginia Megasite at Berry Hill, located in Pittsylvania County, Virginia, along with the negotiation, execution and delivery of associated agreements with the City of Danville, Virginia (the "City"), under which the City would cause the construction of such work and the Authority would serve as fiscal agent for the VBRSP Grant, with the ultimate transfer of such infrastructure to the City; and amendments or consents under that certain Agreement For Cost Sharing and Revenue Sharing between the City of Danville, Virginia, and Pittsylvania County, Virginia, dated October 2, 2001, as amended, or in the alternative, if approved by VEDP, the assignment by the Authority of the VBRSP Grant to the City – Jason Grey, Director of Utilities, City of Danville, Virginia; and Mr. Guanzon.

D. Report on contracts executed by the City Manager Officer and County Administrator Officer pursuant to Bylaws Article IV, Paragraph 2 – Kenneth F. Larking, City Manager, City of Danville, Virginia and Vincent E. Shorter, County Administrator, Pittsylvania County, Virginia.

E. Financial Status Report as of June 30, 2026.

7. CLOSED MEETING

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

8. RETURN TO OPEN SESSION

- A. Confirmation of Motion and Vote to Reconvene in Open Meeting.*
- B. Motion to Certify Closed Meeting.*

9. COMMUNICATIONS

- A. Authority Board Members*
- B. Staff*

10. ADJOURN