



Industrial Development Authority of Danville, Virginia
Minutes of Meeting
June 9, 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, June 9, 2026, at 10:30 a.m.

The following members were present:

Present: T. Neal Morris, Chairman
Russell Reynolds, Vice Chairman
John Laramore, Secretary
James Bebeau
Phillip Hall
Robert Woodall III

Absent: Kristin Barker

Also present: W. Clarke Whitfield, Jr., City Attorney
Ken Larking, City Manager
Briana Evans, Assistant City Manager
Michael Adkins, Chief Financial Officer/Assistant City Manager
Kelvin Perry, Economic Development
Amy Chandler, Director of Finance
Jaime Pritchett, Assistant Director of Finance
Zachary Lovelace, Finance Accountant
Terri McDaniel, City Attorney's Office

T. Neal Morris, Chairman, called the meeting to order at 10:34 a.m.

Roll call

Kristin Barker was absent

Action Item

{In order to accommodate the schedule of Attorney Steven Gould and his visitor, Parker, Action Item #11 on the published agenda was considered after Roll Call.}

A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing an agreement whereby Caesars Virginia LLC waives it right of first refusal for Bishop Road, property ID #60539.

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

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

Minutes

Minutes for the May 12, 2026, regular called meeting of the IDA were distributed to the members with their agenda packets. A motion was made by Mr. Bebeau to approve the minutes as presented. Mr. Hall seconded the motion with the members present voting as follows:

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

Finances

Assistant Finance Director 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 statement shows the normal transfers of funds between accounts, Pittsylvania County paid their part for the shell building, a final payment on a bond, and normal invoice payments. The statement does not reflect Averett's payment on their loan due to a timing difference in the report date and payments made on the account.

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

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

Staff reports

Kelvin Perry of Economic Development shared that the project on the 1350 Barker Road project has been completed for RBW. Perry also reported that the Economic Development facilities hosted Ryan Adams from the Fire Department, who had 29 businesses represented by participants in an emergency preparedness workshop. Economic Development foresees many other workshops utilizing their meeting rooms. Secretary of Commerce for the Commonwealth of Virginia, Carrie H. Chenery, will be at the Southern Virginia Regional Alliance meeting being held at the Institute for Advanced Learning and Research in Danville on June 30, 2026, reception at 5:30pm and the program at 6:30pm. Tickets for the event for Board members may be obtained through the Office of Economic Development and Tourism.

Action Items

A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing an amendment to the River District Conditional Real Estate Tax Grant Agreement by and among the City of Danville, Virginia, a municipal subdivision of the Commonwealth of Virginia (the "City"); the Industrial Development Authority of Danville, Virginia, a political subdivision of the Commonwealth of Virginia (the "IDA"); and White Mill MT 3, LLC, a Virginia limited liability company.

Kelvin shared that this involves a reimbursement of historic tax monies to the IDA.

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

Mr. Morris	- Aye
Mr. Reynolds	- Aye
Mr. Laramore	- 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 between the Industrial Development Authority of Danville, Virginia and Mind Body Wellness Pilates LLC for the property identified as 206 North Union Street, Suite 203 and bearing tax parcel ID #24488.

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 a contract between the IDA and Blair's Construction to provide required maintenance and repairs for the property identified as 317-319 Craghead Street.

Kelvin stated that this is for window repairs at the location.

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

Mr. Morris	- Aye
Mr. Reynolds	- Aye
Mr. Laramore	- 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 of two IDA-owned parcels of land at the corner of West Main Street and Bishop Road, Danville, Virginia (Parcels #54629 and #60585) to the Lester Group, Inc. for \$500,000.

Mr. Woodall inquired as to whether the parcels had been appraised. Ken Larking affirmed that they had and that the sale price reflects the appraisal value.

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

Mr. Morris	-Aye
Mr. Reynolds	-Aye
Mr. Laramore	-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 associated with structural repairs to the rear masonry wall at 624-626 North Main Street, Danville, Virginia in an amount not to exceed \$54,420.

Kelvin explained that it was discovered by the contractor that the wall might collapse while repairs are being made if it is not addressed. Mr. Woodall questioned the amount of money being put into this location when compared to the projected returns from any use the buildings might have in the future. Mr. Hall further asked that the Board be supplied the total amount of monies put into the refurbishment of these buildings to date. Kelvin will get that figure to the Board. Ken Larking reminded the Board that the goal is to get the buildings to a place where tenants will desire to be there, thus enhancing the neighborhood and promoting business even in the downtown area.

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

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

A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing tenant improvements to its commercial building at the tenant's expense located at 317-319 Craghead Street, Danville, Virginia.

Kelvin explained that this is for an awning on the side of the building at Links Coffee House

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

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

A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing architectural work for improvements to its industrial building located at 206 North Union Street, Danville, Virginia in an amount not to exceed \$30,000.

Kelvin noted that this is to create two commercial spaces within the building.

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

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

The Industrial Development Authority of Danville, Virginia appoints Russell Reynolds to serve as a member of the Danville Development Council for a three-year term beginning July 1, 2026 and ending June 30, 2029. {This is the third and final term that Mr. Reynolds may serve on this Board}

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

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

A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing a renewal of the existing, outstanding note with Atlantic Union Bank in the amount of \$652,093.65 on property located at 500 Stinson Drive, Danville, Virginia.

Kelvin reported that the loan is one the IDA has concerning Overfinch and that Atlantic Union Bank was willing to refinance it.

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

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

A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing the purchase of Nutrient Credit from Birch Creek Nutrient Bank for the Coleman project site.

Kelvin explained that this purchase is necessary per Virginia Environmental Quality requirements.

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

Mr. Morris	- Aye
Mr. Reynolds	- Aye
Mr. Laramore	- 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.*

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

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

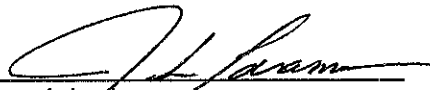
Upon reconvening, Mr. Reynolds moved that the board adopt a resolution certifying that to the best of each member's knowledge that:

- 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. Laramore

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

Adjourned at 11:22am with Mr. Bebeau moving to do so, Mr. Hall seconding, and with all in favor.



John Laramore
Secretary



T. Neal Morris
Chairman