



Industrial Development Authority of Danville, Virginia
Minutes of Meeting
August 11, 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, August 11, 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 during Roll Call
Robert Woodall III

Absent: Phillip Hall
James Bebeau

Also present: W. Clarke Whitfield, Jr., City Attorney
Ken Larking, City Manager
Michael Adkins, Assistant City Manager and Chief Financial Officer
Briana Evans, Assistant City Manager
Michael Legg, Interim Director Economic Development
Kelvin Perry, Economic Development
Samantha Bagbey, Economic Development
Jaime Pritchett, Assistant Director of Finance
Zachary Lovelace, Finance Accountant
Erica McCauley, Public Works Project Manager
Steven Gould, Attorney
Terri McDaniel, City Attorney's Office

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

Roll call

Minutes

Minutes for the July 14, 2026, regular called meeting of the IDA were distributed to the members with their agenda packets. Terri McDaniel reported that Board Member Philip Hall found an error in the minutes regarding his being absent and that the error had been corrected on the meeting minutes copy that would be signed at the end of this meeting. A motion was made by Mr. Woodall to approve the corrected minutes. Mr. Laramore seconded the motion with the members present voting as follows:

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

Finances

Assistant Director of Finance, Jaime Pritchett, provided the members of the IDA Board with a packet of the current financial statements of the IDA. Ms. Pritchett reviewed the document with the Board members, reminding them of several items of income, in particular the second payback from Overfinch. Pritchett further noted that the first payout regarding the Masonic Temple renovations was made in June.

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
Ms. Barker	-Aye
Mr. Woodall	-Aye

Staff reports

Kelvin Perry of Economic Development shared that Yellow Belt Project Training would be offered by their department for members of the community who wish to better understand managing their business projects. The fee for this training is \$350. Kelvin also reported that the renovations at 1350 Barker Road are coming to an end and that the prospective company is set to move in by the end of the year. Interim Economic Development Director Michael Legg shared that bids are coming in for the prep work needed at the Coleman site. Mr. Woodall questioned the process of accepting bids from companies while not considering other companies. Public Works Project Manager Erica McCauley stated that some local companies have been pulled from the bidding process due to not having the equipment or personnel to handle the task at hand. Ken Larking stated that he would welcome any questions bidding companies might have and that he would like to hear from anyone having issues since Mr. Woodall stated that his questions came due to a local company speaking with him. Ms. Barker further stated that requiring prequalification was reasonable to ensure that the company can work within the necessary timeline.

constraints; thus, rebidding can be avoided. Mr. Legg pointed out that an outside company, Hurt and Proffitt, was handling the bidding process.

Resolutions

(This resolution was listed last on the agenda, but was considered first as the attorney for one of the parties involved, Steven Gould, was present and needed to return to his workplace.)

A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing a Right of First Refusal Waive, Consent, and Project Acknowledgment by and among Caesars Virginia LLC, Bubba's Properties LLC, and the Industrial Development Authority of Danville, Virginia.

Samantha Bagbey, Economic Development, explained that this resolution gave Bubba's Properties LLC the go-ahead to have engineers and contractors inspect the prospective site for an ice cream shop on West Main Street near Caesars Danville Casino.

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

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

A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing the renewal of a lease agreement between the Industrial Development Authority of Danville, Virginia and Morrisette Paper Company, Inc. for property identified as 979 Lockett Drive, Danville, Virginia, and bearing tax parcel ID #75918.

Kelvin Perry, Economic Development, explained that this was a simple renewal of the lease with Morrisette Paper.

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

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

A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing a lease agreement with the City of Danville, Virginia for the property identified as 527 Bridge Street, Danville, Virginia, Suite 201, 221, and 310, and bearing Tax ID #26821.

Samantha stated that this was a standard lease agreement that brought all three suites under one document.

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

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

A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing the consolidation of certain real property.

Kelvin stated that this resolution would combine all six properties necessary for the construction of a parking garage.

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

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

A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing the acceptance of certain real property from the Danville Redevelopment and Housing Authority.

Kelvin stated that this was one of the six properties to be consolidated in the previous resolution.

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

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

A resolution of the Industrial Development Authority of Danville, Virginia approving and authorizing the acceptance of a deed for properties identified as Tax Parcel ID #24586 and #24587, located at 230 South Ridge Street, from the City of Danville, Virginia.

Kelvin shared that this was the former Galileo School property and that this resolution was needed in order for Public Works to begin prep work on the site for future business endeavors.

Motion was made by Ms. Barker; seconded by Mr. Woodall

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

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

Mr. Reynolds moved the meeting immediately reconvened into an open meeting. The motion was seconded by Mr. Laramore and carried with the members present voting as follows:

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

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

After closed session, City Attorney Clarke Whitfield, Jr. pointed out to the Board that new FOIA laws prevent adding new agenda items once a meeting has been called to order. This is to prevent any Board or Commission from adding new agenda items of critical importance without giving public notice. Mr. Reynolds informed the Board and City staff members present that his family owns four acres of property located in Pittsylvania County and near the Danville Airport that they are considering to sell. He wanted staff to have time to discuss whether they would desire to purchase the property before the sale gets assigned to a realtor.

Adjourned at 11:37 am with Mr. Reynolds moving to do so, Ms. Barker seconding, and with all in favor.



John Laramore
Secretary

T. Neal Morris

Vice Chairman

Russell Reynolds