



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**

September 14, 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 Regular Meeting held on August 10, 2026, and Special Called Meeting held on August 17, 2026.

5. NEW BUSINESS

- A. Consideration of Resolution No. 2026-09-14-5A, authorizing the negotiation, execution and delivery of a Bill of Sale and General Assignment with the City of Danville, Virginia, as transferee, for that certain Water and Sewer Infrastructure (as defined in the Bill of Sale and General Assignment), at the Authority's Southern Virginia Megasite at Berry Hill project, located in Pittsylvania County, Virginia – Michael C. Guanzon, Esq., Authority Legal Counsel
- B. Consideration of Resolution No. 2026-09-14-5B, approving the grant to the City of Danville, Virginia, of a permanent easement for sanity sewer utilities, located on various portions of the Authority's Southern Virginia Megasite at Berry Hill project, located in Pittsylvania County, Virginia – Shawn R. Harden, P.E. Senior Associate, Principal Engineer, Dewberry Engineers
- C. Consideration of Resolution No. 2026-09-14-5C, supporting the construction and operation of a 28,000 square feet training center facility to be located on a portion of Lot 4 in the Authority's Southern Virginia Megasite at Berry Hill project, located in Pittsylvania County, Virginia, where the training center will be owned by the Authority and operated by the Institute for Advanced Learning and Research, a political subdivision of the Commonwealth of Virginia, and where \$10,000,000 in funding has been secured from the Virginia Tobacco Region Revitalization Commission, a political subdivision of the Commonwealth of Virginia and \$10,000,000 in funding has been secured from the Danville Regional Foundation, a Virginia nonstock corporation – Matthew D. Rowe, Director of Economic Development, Pittsylvania County and Telly M. Tucker, President, Institute for Advanced Learning and Research.
- D. Financial Status Report as of August 31, 2026
- E. Consideration of Resolution No. 2026-09-14-5E, approving the form of the Annual Report to County Board of Supervisors and City Council, pursuant to the Authority's Bylaws Article IX, Paragraph 1(c) – Mr. Rowe and – Michael B. Legg, Interim Director of Economic Development, City of Danville *[No written resolution.]*

6. 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.*

7. RETURN TO OPEN SESSION

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

8. COMMUNICATIONS

A. Authority Board Members

B. Staff - Change in October meeting date.

9. ADJOURN



DANVILLE-PITTSYLVANIA
REGIONAL INDUSTRIAL FACILITY AUTHORITY

ITEM: 4.A.
DATE: September 14, 2026
FROM: Susan DeMasi | Authority Secretary
RE: Consideration of Approval of Minutes from Regular Meeting held on August 10, 2026, and Special Called Meeting held on August 17, 2026.

ATTACHMENTS

1. 08-10-26 meeting minutes
2. 8-17-26s meeting minutes

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

August 10, 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 Vice Chairman Sherman M. Saunders, J. Lee Vogler, Jr., and Alternate Dr. Gary P. Miller. Pittsylvania County Members present were Chairman William V. Ingram and Robert Tucker. Alternate Darrell Dalton was absent.

City/County staff members attending were: City Manager Ken Larking, Authority Treasurer Michael Adkins, Assistant City Manager Briana Evans, County Administrator Vincent Shorter, Deputy County Administrator Dave Arnold, 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, Deputy Director of Economic Development Kattie Saunders, Legal Counsel to the Authority Michael Guanzon, and Steve Lippman and Megan Holley (via zoom), and Secretary to the Authority Susan DeMasi. Also present were Linda Green, Pittsylvania County Supervisors Ken Bowman and Murray Whittle, Danville City Council Member Danny Marshall, and Brian Bradner and Shawn Harden from Dewberry.

Chairman William V. Ingram presided.

PUBLIC COMMENT PERIOD

No one present desired to be heard.

APPROVAL OF MINUTES OF THE REGULAR MEETING HELD ON JULY 13 2026

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

NEW BUSINESS

5A. CONSIDERATION OF RESOLUTION 2026-08-10-5A APPROVING IMPROVEMENTS IN THE OPTION AREA GRANTED TO MIDDLE MILE INFRASTRUCTURE

Pittsylvania County Director of Economic Development Matt Rowe noted this item was for the 9.82 acres in Cane Creek, on the right-hand side; this area was not very useful for industrial development. The Board had previously approved an easement ground lease with MidAtlantic Broadband; what was before the Board was for improvements they were going to make. MidAtlantic Broadband was increasing their fiber count going down the 29/58 corridors; this particular improvement enabled them to be able to provide more robust internet service throughout the region.

Legal Counsel to the Authority Michael Guanzon noted the Board had already approved this transaction; this was the Board's capacity as an architectural review board for those improvements. One of the items negotiated was that RIFA would retain an access way to access the other RIFA owned property in Cane Creek. This was to approve their site plan.

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Mr. Vogler **moved** for adoption of *Resolution 2026-08-10-5A, a Resolution approving improvements in the Option Area granted to Middle Mile Infrastructure LLC, a Delaware Limited Liability Company ("MMI"), to be located across certain real property located in the Authority's Cane Creek Centre Project, located in the County as Lot 12 (GPIN: 2347-13-8189).*

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

VOTE: 4-0
AYE: Ingram, Tucker, Saunders, Vogler (4)
NAY: None (0)

5B. FINANCIAL STATUS REPORT AS OF JULY 31 2026

Authority Treasurer Michael Adkins gave the Financial Status report as of July 31, 2026, beginning with General Expenditures for the Fiscal Year 2027. There were three recurring: monthly debt service to SVFA for the Hairston Property loan of \$32,039.22, annual renewal for insurance, \$3,580 paid to VRSA, and recurring monthly maintenance to Sellars Brothers for work at Cane Creek and Berry Hill for \$5,950. For FY 26 General Expenditures, as they were wrapping up that year, showed legal fees paid to Christian and Barton of \$324,417.44, shipping with FedEx of \$6.53, meals at the Institute of \$518.16 and monthly utilities of \$111.70. Staff was expecting a few new invoices for Fiscal 26 and hopefully next month they will be able to close that out. They were overspent by \$137,000; next month they will have the final total and he will be asking for a transfer from Fund Balance to cover last year's expenses. Under Rent, Interest and Other Income for the current fiscal year, RIFA received income from the Institute for the Hawkins' Building for June and July of \$46,716, annual rent from Capital Outdoor of \$2,000, Averett University paid their rent on the North Campus of \$25,312.50 and rent was also received from Crown Castle for \$1,800. Under Other Miscellaneous Income, the City and County both contributed their Fiscal 27 funding for General Expenses of \$203,236 each, and the Hawkins' Building June maintenance of \$23,358.02 was paid.

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

VOTE: 4-0
AYE: Ingram, Tucker, Saunders, Vogler (4)
NAY: None (0)

6. CLOSED SESSION

At 12:19 p.m. Mr. Saunders **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

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

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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.

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

VOTE: 4-0
AYE: Ingram, Tucker, Saunders, Vogler (4)
NAY: None (0)

7. RETURN TO OPEN SESSION

On **Motion** by Mr. Saunders and **second** by Mr. Tucker and by unanimous vote at 1:34 p.m., the Authority returned to open meeting.

Mr. Saunders **moved** for adoption of the following Resolution:

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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. Vogler and carried by the following vote:

VOTE: 4-0
AYE: Ingram, Tucker, Saunders, Vogler (4)
NAY: None (0)

8. COMMUNICATIONS

Board Members thanked the staff for all their hard work; it was a good meeting with good conversations and feedback.

Mr. Ingram noted the Timothy Saunders ceremony was scheduled for Friday October 16, 2026 at 10:00 a.m. at the ATDM facility.

Meeting adjourned at 1:39 p.m.

APPROVED:

Chairman

Secretary to the Authority

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

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August 17, 2026

A Special Called Meeting of the Danville-Pittsylvania Regional Industrial Facility Authority convened at 10:04 a.m. on the above date at the Institute for Advanced Learning and Research, 150 Slayton Avenue, Room 203, Danville, Virginia. Present were City of Danville Members Vice Chairman Sherman M. Saunders, J. Lee Vogler, Jr., and Alternate Dr. Gary P. Miller. Pittsylvania County Members present were Chairman William V. Ingram, Robert Tucker and Alternate Darrell Dalton.

City/County staff members attending were: City Manager Ken Larking, Assistant City Manager Briana Evans, County Administrator Vincent Shorter, Legal Counsel to the Authority Michael Guanzon, via Zoom, and Secretary to the Authority Susan DeMasi. Also present was Danville City Council Member Danny Marshall.

Chairman William V. Ingram presided.

PUBLIC COMMENT PERIOD

No one present desired to be heard.

NEW BUSINESS

5A. CONSIDERATION OF RESOLUTION 2026-08-17-5A AUTHORIZING DISBURSEMENT OF FUNDS FOR A RECEPTION HONORING TIMOTHY SAUNDERS

Mr. Ingram noted this effort was started two years ago to honor the late Timothy Saunders and have a ceremony for him and his family, and thought to duplicate the ribbon cutting for the ATDM building. Mr. Ingram spoke with Mr. Tucker at the Institute, and he gave the figure of \$10,000, and this amount has been allocated. They allocated \$7,000 for the plaque and paid \$4,000 for that, and probably will not spend the entire \$10,000 for the reception.

Mr. Tucker **moved** for adoption of Resolution 2026-08-17-5A *a Resolution authorizing the disbursement of up to \$10,000.00 for a Reception honoring the late Timothy Saunders, who was killed while serving in the United States Navy, related to installation of a memorial plaque in his honor near the entrance of the New Accelerated Training in Defense Manufacturing Building in the Authority's Cyber Park Project located in Danville, Virginia, such memorial plaque having been previously approved by Resolution No. 2026-06-08-5C.*

Mr. Larking stated this will be \$10,000 in addition to the \$7,000, with a total amount of \$17,000 for the plaque and reception available.

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

VOTE: 3-0-1
AYE: Ingram, Tucker, Vogler (3)
NAY: None (0)
ABSTAIN: Saunders (1)

6. CLOSED SESSION

At 10:07 a.m. Mr. Tucker **moved** that the Meeting of the Danville-Pittsylvania Regional

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

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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 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; and*
- B. *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.*

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

VOTE: 4-0
AYE: Ingram, Tucker, Saunders, Vogler (4)
NAY: None (0)

6. RETURN TO OPEN SESSION

On **Motion** by Mr. Tucker and **second** by Mr. Saunders and by unanimous vote at 11:43 a.m., the Authority returned to open meeting.

Mr. Tucker **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. Saunders and carried by the following vote:

VOTE: 4-0
AYE: Ingram, Tucker, Saunders, Vogler (4)
NAY: None (0)

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

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Meeting adjourned at 1:39 p.m.

APPROVED:

Chairman

Secretary to the Authority

DRAFT

ITEM: 5.A.
DATE: September 14, 2026
FROM: Michael Guanzon | Legal Counsel to Authority
RE: Consideration of Resolution No. 2026-09-14-5A, authorizing the negotiation, execution and delivery of a Bill of Sale and General Assignment with the City of Danville, Virginia, as transferee, for that certain Water and Sewer Infrastructure (as defined in the Bill of Sale and General Assignment), at the Authority's Southern Virginia Megasite at Berry Hill project, located in Pittsylvania County, Virginia – Michael C. Guanzon, Esq., Authority Legal Counsel

ATTACHMENTS

1. Resolution 2026-09-14-5A
2. Resolution 2026-09-14-5A - Exhibit A

A RESOLUTION AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A BILL OF SALE AND GENERAL ASSIGNMENT WITH THE CITY OF DANVILLE, VIRGINIA, AS TRANSFEREE, FOR THAT CERTAIN WATER AND SEWER INFRASTRUCTURE (AS DEFINED IN THE BILL OF SALE AND GENERAL ASSIGNMENT), AT THE AUTHORITY'S SOUTHERN VIRGINIA MEGASITE AT BERRY HILL PROJECT, LOCATED IN PITTSYLVANIA COUNTY, VIRGINIA

WHEREAS, the Danville-Pittsylvania Regional Industrial Facility Authority (the "**Authority**") is a political subdivision of the Commonwealth of Virginia duly created pursuant to the Virginia Regional Industrial Facilities Act, as amended; and

WHEREAS, the Authority, the City of Danville, Virginia (the "**City**"), and the County of Pittsylvania County, Virginia (the "**County**"), in order to stimulate economic growth and development of the community by creating jobs and infrastructure have agreed to provide incentives to new and expanding businesses which conduct industrial activity; and

WHEREAS, under Paragraph 6.D of the 2008 Agreement for Cost Sharing and Revenue Sharing, as amended (the "**Cost-Revenue Agreement**"), between the City and the County, each of the City and the County, as the member localities of the Authority, "will be responsible for the cost of utility installation, separate from ... [the Cost-Revenue] Agreement, for industrial facilities within its service jurisdiction in accordance with its established policies and procedures and the cost for such utility extensions will not be used to compute any dissolution, described [therein]"; and

WHEREAS, by letter agreement dated June 12, 2018 (the "**2018 PCSA Letter Agreement**"), from the Authority to Pittsylvania County Service Authority, a political subdivision of the Commonwealth of Virginia ("**PCSA**") (now defunct), the Authority "intends to construct the necessary water utility extensions and infrastructure serving [the Southern Virginia Megasite at] Berry Hill" (the "**SVM**" or "**MEGASITE**"). Moreover, the Authority "intends to cause, at the Authority's expense, the construction of the water extensions and infrastructure, and then after their competition, transfer title to the same to PCSA." However, on July 1, 2021, PCSA dissolved. The County, at that time, did not, and currently does not, own or operate water or sewer treatment facilities; and

WHEREAS, in order to develop the SVM's water and sewer infrastructure, the Authority, the City and the County entered into that certain Memorandum of Understanding – Megasite dated June 14, 2021 (the "**06/14/2021 MOU**"), under which the Authority and County "transfer[red] to the City the right and responsibility of (i) utility installation to the MEGASITE as contemplated in ... [the Cost-Revenue Agreement] and (ii) providing water and sewer service to the MEGASITE[.] Moreover, "The City shall receive the benefit of all County and [Authority] work products necessary to serve the MEGASITE for water and sewer infrastructure ('SVM Project Work Products'), and shall reimburse the County and [the Authority] for their respective construction, engineering, and related grant-matching costs and contributions"; and

WHEREAS, the City entered into that certain Agreement dated July 31, 2020, as amended March 2, 2026, with the City of Eden, a municipal corporation in Rockingham County, North

Resolution No. 2026-09-14-5A

Carolina, for the City of Eden “to make available certain capacities of potable water ... for distribution within” the SVM; and

WHEREAS, the City has made all reimbursements and other payments to the County and the Authority as required under paragraph C.7 of the 06/14/2021 MOU, including without limitation reimbursements to the County on March 23, 2022, in the aggregate amount of \$1,240,419.63; and

WHEREAS, the Authority has reviewed and desires to execute and to deliver to the City a Bill of Sale and General Assignment of SVM Water and Sewer Infrastructure (the “**Bill of Sale**”), in substantially the form shown on **Exhibit A**; and

WHEREAS, the Authority has determined that it is in the best interests of the Authority, the citizens of the City and the County, and in furtherance of the development of the SVM, for the Authority to approve, to negotiate, to execute and to deliver the Bill of Sale, as applicable, consistent with this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY, THAT:

1. The Authority hereby approves the Bill of Sale as set forth in **Exhibit A**, together with such amendments, deletions or additions thereto as may be approved by the Chairman or Vice Chairman of the Authority, either of whom may act independently of the other, and hereby authorizes the Chairman or Vice Chairman of the Authority, either of whom may act independently of the other, subject to review by the Authority legal counsel, to execute and deliver the Bill of Sale on behalf of the Authority, such execution of the Contract of Sale by the Chairman and/or Vice Chairman, as the case may be, to conclusively establish his approval of any amendments, deletions or additions thereto.

2. The Authority hereby authorizes and directs the City Manager Officer, the County Administrator Officer, and the Authority's staff and other agents and representatives working on behalf of the Authority to take such actions and to do all such things as are contemplated by the Bill of Sale, or as they in their discretion deem necessary or appropriate in order to carry out the intent and purposes of these resolutions.

3. The Authority hereby approves, ratifies and confirms any and all actions previously taken by the Authority, its agents and representatives, in respect to the Bill of Sale and the matters contemplated therein.

4. This Resolution shall take effect immediately upon its adoption.

- # -

CERTIFICATE

I, the undersigned Secretary of the Danville-Pittsylvania Regional Industrial Facility Authority, hereby certify that the foregoing is a true, correct and complete copy of a Resolution duly adopted by a majority of the directors of the Danville-Pittsylvania Regional Industrial Facility Authority at a regular meeting duly called and held on September 14, 2026, and that such Resolution has not been repealed, revoked, rescinded or amended, but is in full force and effect on the date hereof.

WITNESS my hand as Secretary of the Danville-Pittsylvania Regional Industrial Facility Authority as of the 14th day of September 2026.

SUSAN M. DeMASI, Secretary
Danville-Pittsylvania Regional Industrial Facility
Authority

(SEAL)

Exhibit A

(Form of the Bill of Sale)

**BILL OF SALE AND GENERAL ASSIGNMENT OF
SVM WATER AND SEWER INFRASTRUCTURE**

THIS BILL OF SALE AND GENERAL ASSIGNMENT OF SVM WATER AND SEWER INFRASTRUCTURE (this “**Bill of Sale**”) is executed and delivered as of the 14th day of September 2026 by the **DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY**, a political subdivision of the Commonwealth of Virginia (the “**Authority**”), to and for the benefit of the **CITY OF DANVILLE, VIRGINIA**, a Virginia municipal corporation (the “**City**”).

RECITALS:

1. Under Paragraph 6.D of the 2008 Agreement for Cost Sharing and Revenue Sharing, as amended (the “**Cost-Revenue Agreement**”), between the City and Pittsylvania County, a political subdivision of the Commonwealth of Virginia (the “**County**”), each of the City and the County, as the member localities of the Authority, “will be responsible for the cost of utility installation, separate from ... [the Cost-Revenue] Agreement, for industrial facilities within its service jurisdiction in accordance with its established policies and procedures and the cost for such utility extensions will not be used to compute any dissolution, described [therein].”

2. By letter agreement dated June 12, 2018 (the “**2018 PCSA Letter Agreement**”), from the Authority to Pittsylvania County Service Authority, a political subdivision of the Commonwealth of Virginia (“**PCSA**”) (now defunct), the Authority “intends to construct the necessary water utility extensions and infrastructure serving [the Southern Virginia Megasite at] Berry Hill” (the “**SVM**” or “**MEGASITE**”). Moreover, the Authority “intends to cause, at the Authority’s expense, the construction of the water extensions and infrastructure, and then after their completion, transfer title to the same to PCSA.” However, on July 1, 2021, PCSA dissolved. The County, at that time did not, and currently does not, own or operate water or sewer treatment facilities.

3. Accordingly, in order to develop the SVM’s water and sewer infrastructure, the Authority, the City and the County entered into that certain Memorandum of Understanding – Megasite dated June 14, 2021 (the “**06/14/2021 MOU**”), under which the Authority and County “transfer[red] to the City the right and responsibility of (i) utility installation to the MEGASITE as contemplated in ... [the Cost-Revenue Agreement] and (ii) providing water and sewer service to the MEGASITE[.] Moreover, “The City shall receive the benefit of all County and RIFA work products necessary to serve the MEGASITE for water and sewer infrastructure (‘SVM Project Work Products’), and shall reimburse the County and RIFA for their respective construction, engineering, and related grant-matching costs and contributions.”

4. The City entered into that certain Agreement dated July 31, 2020, as amended March 2, 2026, with the City of Eden, a municipal corporation in Rockingham County, North Carolina, for the City of Eden “to make available certain capacities of potable water ... for distribution within” the SVM.

5. The City has made all reimbursements and other payments to the County and RIFA as required under paragraph C.7 of the 06/14/2021 MOU, including without limitation reimbursements to the County on March 23, 2022, in the aggregate amount of \$1,240,419.63.

6. In light of the foregoing recitals, the agreements by and among the Authority, the City and the County and the City's payment/reimbursement of the installation costs and expenses of the SVM Water and Sewer Infrastructure, the parties enter into this Bill of Sale under the terms and conditions set forth below.

AGREEMENT:

NOW, THEREFORE, in consideration of One and 00/100 Dollar (\$1.00), the premises and other valuable consideration, the receipt and sufficiency of which are acknowledged by the Authority, the parties agree as follows:

1. Sale and Assignment of the SVM Water and Sewer Infrastructure. The Authority does hereby grants, sells, assigns, transfers and delivers unto the City, and the City hereby accepts from the Authority, all of the Authority's right, title, and interest in and to the water and sewer infrastructure, including without limitation all physical water and sewer pipelines, mains, valves, meters, pumps, storage tanks, and related infrastructure located as depicted in Exhibit A, in the Authority's SVM, located in the Pittsylvania County, Virginia (collectively, the "**SVM Water and Sewer Infrastructure**"), along with whatever claims and rights the Authority may have against the manufacturer, contractor and/or supplier of any and all items of the SVM Water and Sewer Infrastructure, including without limitation to all warranties and representations.

2. No Representations or Warranties. The SVM Water and Sewer Infrastructure and the other interests transferred pursuant to this Bill of Sale are transferred with a Special Warranty of Title, and except as otherwise set forth herein are transferred "**AS IS**", "**WHERE IS**" and "**WITH ALL FAULTS**".

3. Further Assurances. Promptly upon request of the other party, each of the Authority and the City shall each execute and deliver to the other such further assurances and take such further actions as may be reasonably required or appropriate to perfect the transfer of the SVM Water and Sewer Infrastructure to the City and otherwise carry out the intent and purpose of this Bill of Sale.

[The remainder of this page is intentionally blank.]

WITNESS our signatures to this **BILL OF SALE AND GENERAL ASSIGNMENT OF SVM WATER AND SEWER INFRASTRUCTURE** as of the day first written above.

THE AUTHORITY:

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY, a political subdivision of the Commonwealth of Virginia

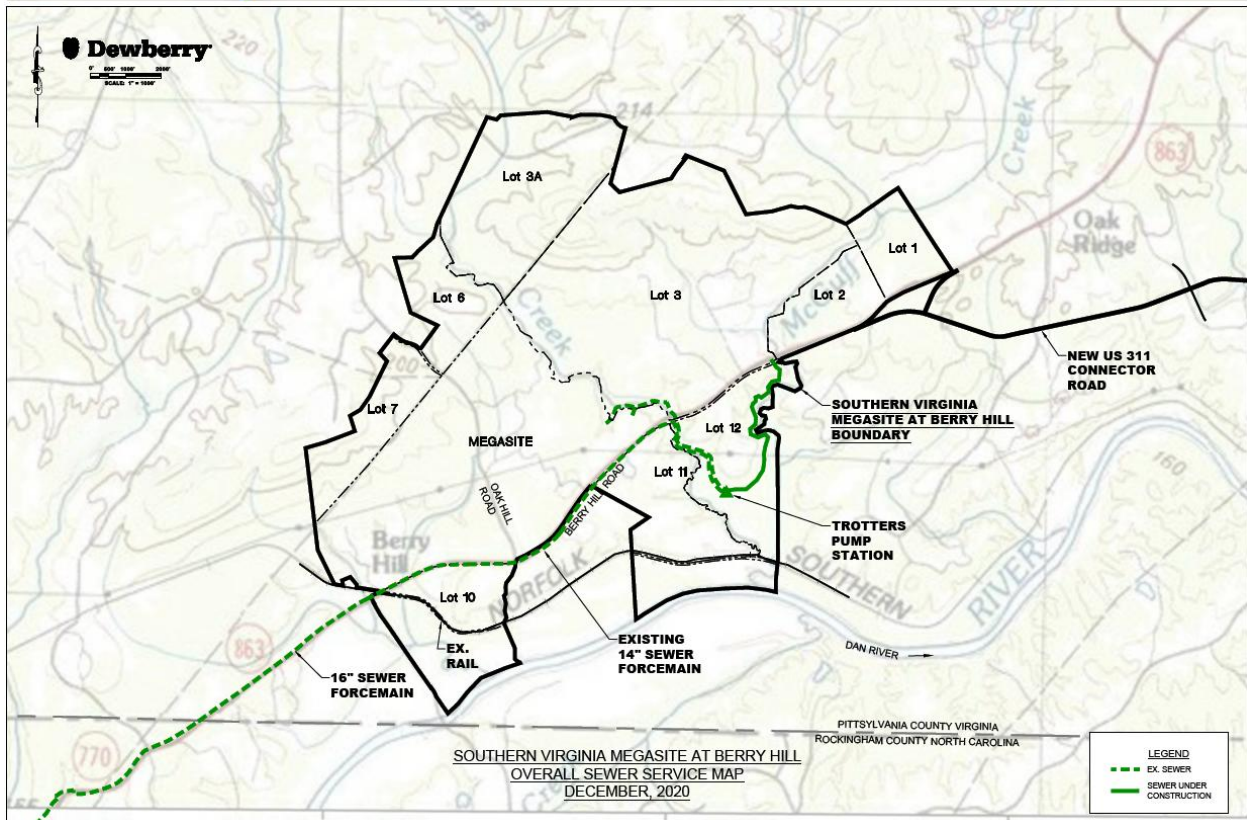
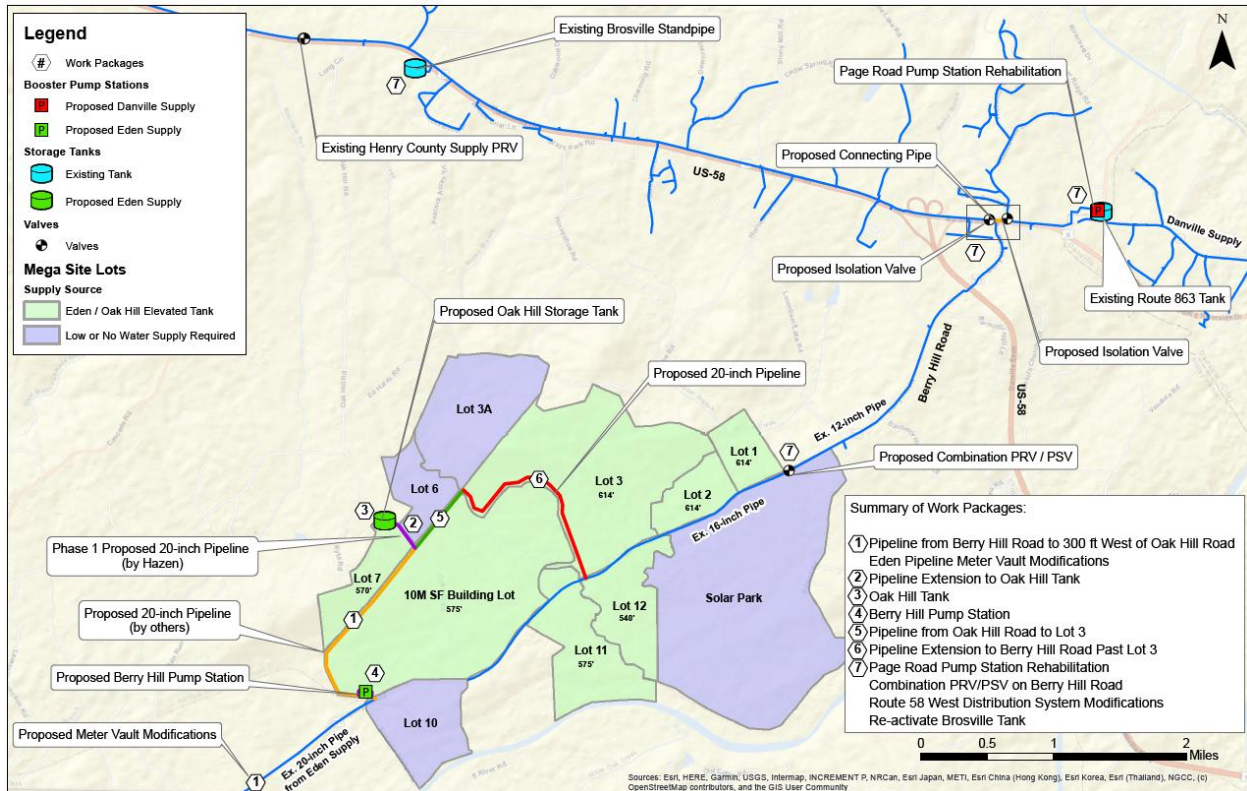
By: _____
William V. Ingram, Chairman

THE CITY:

CITY OF DANVILLE, VIRGINIA, a Virginia municipal corporation

By: _____
Kenneth F. Larking, City Manager

Exhibit A SVM Water and Sewer Infrastructure Maps



ITEM: 5.B.
DATE: September 14, 2026
FROM: Michael Guanzon | Legal Counsel to Authority
RE: Consideration of Resolution No. 2026-09-14-5B, approving the grant to the City of Danville, Virginia, of a permanent easement for sanity sewer utilities, located on various portions of the Authority's Southern Virginia Megasite at Berry Hill project, located in Pittsylvania County, Virginia – Shawn R. Harden, P.E. Senior Associate, Principal Engineer, Dewberry Engineers

ATTACHMENTS

1. Resolution 2026-09-14-5B
2. Resolution 2026-09-14-5B - Exhibit A
3. Resolution 2026-09-14-5B - Exhibit B
4. Resolution 2026-09-14-5B - Exhibit C

A RESOLUTION APPROVING THE GRANT TO THE CITY OF DANVILLE, VIRGINIA, OF A PERMANENT EASEMENT FOR SANITARY SEWER UTILITIES, LOCATED ON VARIOUS PORTIONS OF THE AUTHORITY’S SOUTHERN VIRGINIA MEGASITE AT BERRY HILL PROJECT, LOCATED IN PITTSYLVANIA COUNTY, VIRGINIA

WHEREAS, the Danville-Pittsylvania Regional Industrial Facility Authority (the “**Authority**”) is a political subdivision of the Commonwealth of Virginia duly created pursuant to the Virginia Regional Industrial Facilities Act, as amended; and

WHEREAS, the Authority, the County of Pittsylvania, Virginia (the “**County**”), and the City of Danville, Virginia (the “**City**”), in order to stimulate economic growth and development of the community by creating jobs and infrastructure have agreed to provide incentives to new and expanding businesses which conduct industrial activity; and

WHEREAS, under Paragraph 6.D of the 2008 Agreement for Cost Sharing and Revenue Sharing, as amended (the “**Cost-Revenue Agreement**”), between the City and the County, each of the City and the County, as the member localities of the Authority, “will be responsible for the cost of utility installation, separate from ... [the Cost-Revenue] Agreement, for industrial facilities within its service jurisdiction in accordance with its established policies and procedures and the cost for such utility extensions will not be used to compute any dissolution, described [therein]”; and

WHEREAS, in order to develop the water and sewer infrastructure of the Authority’s Southern Virginia Megasite at Berry Hill project (the “**SVM**”), the Authority, the City and the County entered into that certain Memorandum of Understanding – Megasite dated June 14, 2021 (the “**06/14/2021 MOU**”), under which the Authority and County “transfer[red] to the City the right and responsibility of (i) utility installation to the MEGASITE as contemplated in ... [the Cost-Revenue Agreement] and (ii) providing water and sewer service to the MEGASITE,” and

WHEREAS, the City has requested the following three permanent easements and a right of way for the purpose of constructing and maintaining a sanitary sewer system or facility in the SVM (the “**Sewer Easements**”):

1. Across Tract FG (Tax GPIN 1366-54-5996), a twenty foot sanitary sewer easement, pump station easement and variable width permanent sanitary sewer easement, a variable right of way and all other easements and rights of way shown on the Deed of Easement and Plat attached hereto as **Exhibit A**; and
2. Across Tract HK (Tax GPIN 1367-30-8046), a twenty foot sanitary sewer easement, a variable width permanent sanitary sewer easement, a variable right of way and all other easements and rights of way shown on the Deed of Easement and Plat attached hereto as **Exhibit B**; and

Resolution No. 2026-09-14-5B

3. Across Tract HK-2 (Tax GPIN 1367-80-9443), a twenty foot sanitary sewer easement, a variable right of way and all other easements and rights of way shown on the Deed of Easement and Plat attached hereto as **Exhibit C**

WHEREAS, the Authority has reviewed and desires to execute and to deliver to the City for recording the Sewer Easements; and

WHEREAS, the Authority has determined that it is in the best interests of the Authority, the citizens of the County and the City, and in furtherance of the development of the SVM, for the Authority to approve, to execute and to deliver to the City the Sewer Easements, consistent with this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY, THAT:

1. The Authority hereby approves the negotiation, execution and delivery of the Sewer Easements, subject to the approval by legal counsel to the Authority as to legal form. The Authority hereby authorizes the Chairman and the Vice Chairman, either of whom may act independently of the other, in consultation with the other, to further negotiate and amend the Sewer Easements, on behalf of the Authority, consistent with this Resolution and as approved by legal counsel to the Authority as to legal form, such execution of any such amendments by the Chairman (or Vice Chairman as the case may be) to conclusively establish the approval of any such amendments.

2. The Authority hereby authorizes and directs the City Manager Officer, the County Administrator Officer, and the Authority's staff and other agents and representatives working on behalf of the Authority to take such actions and to do all such things as are contemplated by the Sewer Easements, or as they in their discretion deem necessary or appropriate in order to carry out the intent and purposes of these resolutions; however, such authorization shall be subject to the same approval by legal counsel to the Authority.

3. The Authority hereby approves, ratifies and confirms any and all actions previously taken by the Authority, its agents and representatives, in respect to the Sewer Easements, and the matters contemplated therein or related thereto on before the date of this Resolution is adopted.

4. This Resolution shall take effect immediately upon its adoption.

- # -

CERTIFICATE

I, the undersigned Secretary of the Danville-Pittsylvania Regional Industrial Facility Authority, hereby certify that the foregoing is a true, correct and complete copy of a Resolution duly adopted by a majority of the directors of the Danville-Pittsylvania Regional Industrial Facility Authority at a regular meeting duly called and held on November 11, 2023, and that such Resolution has not been repealed, revoked, rescinded or amended, but is in full force and effect on the date hereof.

WITNESS my hand as Secretary of the Danville-Pittsylvania Regional Industrial Facility Authority as of the 11th day of November 2023.

SUSAN M. DeMASI, Secretary
Danville-Pittsylvania Regional Industrial Facility
Authority

(SEAL)

Exhibit A

Exhibit B

Exhibit C

Prepared by and return to:
C. Ryan Dodson, Esq. (VSB #90680)
City of Danville
P.O. Box 3300
Danville, VA 24543

*This deed is exempt
from Grantor's and
Grantee's tax pursuant
to Va. Code § 58.1-
811(A)(3) and (C)(5).*

*Tax Map/Parcel ID # 1366-54-5996
Mail to: City of Danville, P.O. Box 3300, Danville, VA 24543
Consideration: None
Title Insurance: None*

This **DEED OF EASEMENT**, made this the ____ day of _____, 2026, by and between **DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY**, a political subdivision of the Commonwealth of Virginia, **GRANTOR**, and the **CITY OF DANVILLE, VIRGINIA**, a municipal corporation of the Commonwealth of Virginia, **GRANTEE**.

WHEREAS, the Grantor is the owner of certain real property located within the Westover Magisterial District, Pittsylvania County, Virginia (the "Property"), more particularly described as follows:

ALL of that certain tract or parcel of land being shown as tract "FG" containing 586.910 acres as shown on that plat of survey entitled "PLAT OF SURVEY SHOWING DANVILLE PITTSYLVANIA COUNTY MEGA PARK FOR DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY", dated August 26, 2016, made by Robert H. Bengston, C.L.S., and recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia in Map Book 44, at Pages F through M.

and;

WHEREAS, it is the desire of the Grantor to convey to the Grantee a perpetual easement and right-of-way for the purpose of constructing and maintaining a sanitary sewer system or facility upon the Property.

WITNESSETH:

That for and in consideration of the benefits as they may derive therefrom or accrue thereupon, and other good and valuable consideration, the receipt and adequacy of which

are hereby acknowledged, the Grantor does grant and convey unto the Grantee, its successors or assigns, a perpetual easement and right-of-way to lay, construct, replace, enlarge, repair, maintain, and operate a sanitary sewer system or facility, of such size and kind as the Grantee may deem necessary, which may be installed or positioned through, under, or across the Property within the bounds of the easement, as such bounds are more particularly described herein. This conveyance is made together with a perpetual right of ingress, egress, and regress along and within the bounds of such easement for the purpose of laying, constructing, replacing, enlarging, repairing, maintaining, and operating such sanitary sewer system or facility.

The precise location and dimensions of the easement and right-of-way affecting the Property are more specifically described as shown on sheets three through six and eight on that plat entitled "SANITARY SEWER EASEMENT FOR DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY" Dewberry Engineers, Inc., File No. V3031A, dated March 16, 2026, made by William B. Powell, C.L.S., a copy of which is attached hereto and incorporated by reference.

It is further agreed between the parties hereto that the Grantee shall have the right to inspect, cut, and clear all undergrowth and other obstructions in and along the said easement or facility, or adjacent thereto, if such undergrowth or obstruction endangers or interferes with the proper use of the sanitary sewer system or facility.

The easement and right-of-way granted herein for the specific location described above is in addition to any easement or right-of-way now in existence or which may be acquired in the future. The Grantor covenants that no building or structure shall be erected within the easement area without the written consent of the Grantee.

The Grantor, by executing this instrument, acknowledges that any plans for the sanitary sewer system or facility, as it may affect the Grantor's property, have been fully explained to the Grantor or the Grantor's authorized representative.

The Grantee shall perform all construction or maintenance work in a timely and workmanlike manner. After any construction or repair work, the Grantee shall attempt to return the easement area to the same grade as existed prior to such work being performed, and shall, if necessary, reseed the area, returning it to reasonably the same condition and physical appearance as before such work, except for any trees or bushes removed during such work, which will not be replaced.

All rights, title, and privileges herein granted, including all benefits and burdens, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, executors, administrators, successors, assigns, and legal representatives.

(Remainder of page intentionally left blank)

WITNESS the following signatures and seals:

**DANVILLE-PITTSYLVANIA
REGIONAL INDUSTRIAL FACILITY
AUTHORITY, Grantor**

BY:

TITLE:

COMMONWEALTH OF VIRGINIA
CITY OF DANVILLE, to-wit:

The foregoing instrument was acknowledged before me this the ____ day of _____, 2026, by **William V. Ingram**, in his capacity as Chairman of the
**DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY
AUTHORITY, Grantor.**

NOTARY PUBLIC

My commission expires: _____

ACCEPTED:

THE CITY OF DANVILLE, VIRGINIA,
a municipal corporation of the
Commonwealth of Virginia

BY:

Ken Larking

TITLE:

City Manager

COMMONWEALTH OF VIRGINIA
CITY OF DANVILLE, to-wit:

The foregoing instrument was acknowledged before me this the 1 day of
September, 2026 by Ken Larking, in his capacity as City Manager of the City
of Danville, Virginia.

Amanda Gayle Allen
NOTARY PUBLIC

My commission expires:

08/31/2030



APPROVED AS TO FORM:

BY:

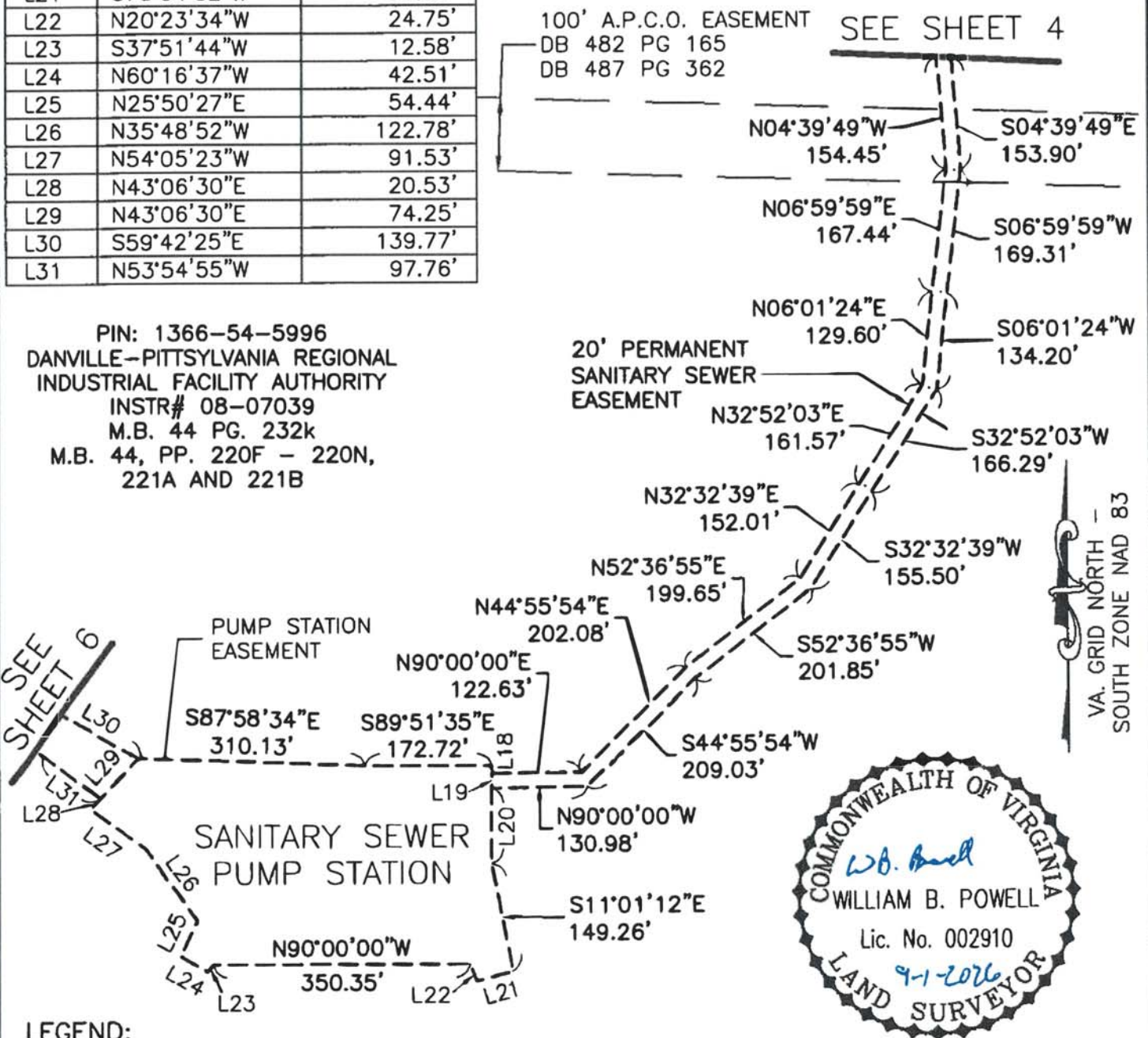
C. Ron Davis

TITLE:

ASSISTANT CITY ATTORNEY

LINE TABLE		
LINE	BEARING	DISTANCE
L18	S00°08'25"W	10.71'
L19	S00°08'25"W	20.00'
L20	S00°08'25"W	103.94'
L21	S75°04'52"W	51.50'
L22	N20°23'34"W	24.75'
L23	S37°51'44"W	12.58'
L24	N60°16'37"W	42.51'
L25	N25°50'27"E	54.44'
L26	N35°48'52"W	122.78'
L27	N54°05'23"W	91.53'
L28	N43°06'30"E	20.53'
L29	N43°06'30"E	74.25'
L30	S59°42'25"E	139.77'
L31	N53°54'55"W	97.76'

PIN: 1366-54-5996
DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY
INSTR# 08-07039
M.B. 44 PG. 232k
M.B. 44, PP. 220F - 220N,
221A AND 221B



LEGEND:

PIN: TAX PARCEL ID No.

0' 200' 400'



Dewberry®

Dewberry Engineers Inc.

551 PINEY FOREST ROAD
DANVILLE, VA 24540
PHONE: 434.797.4497
FAX: 434.797.4341

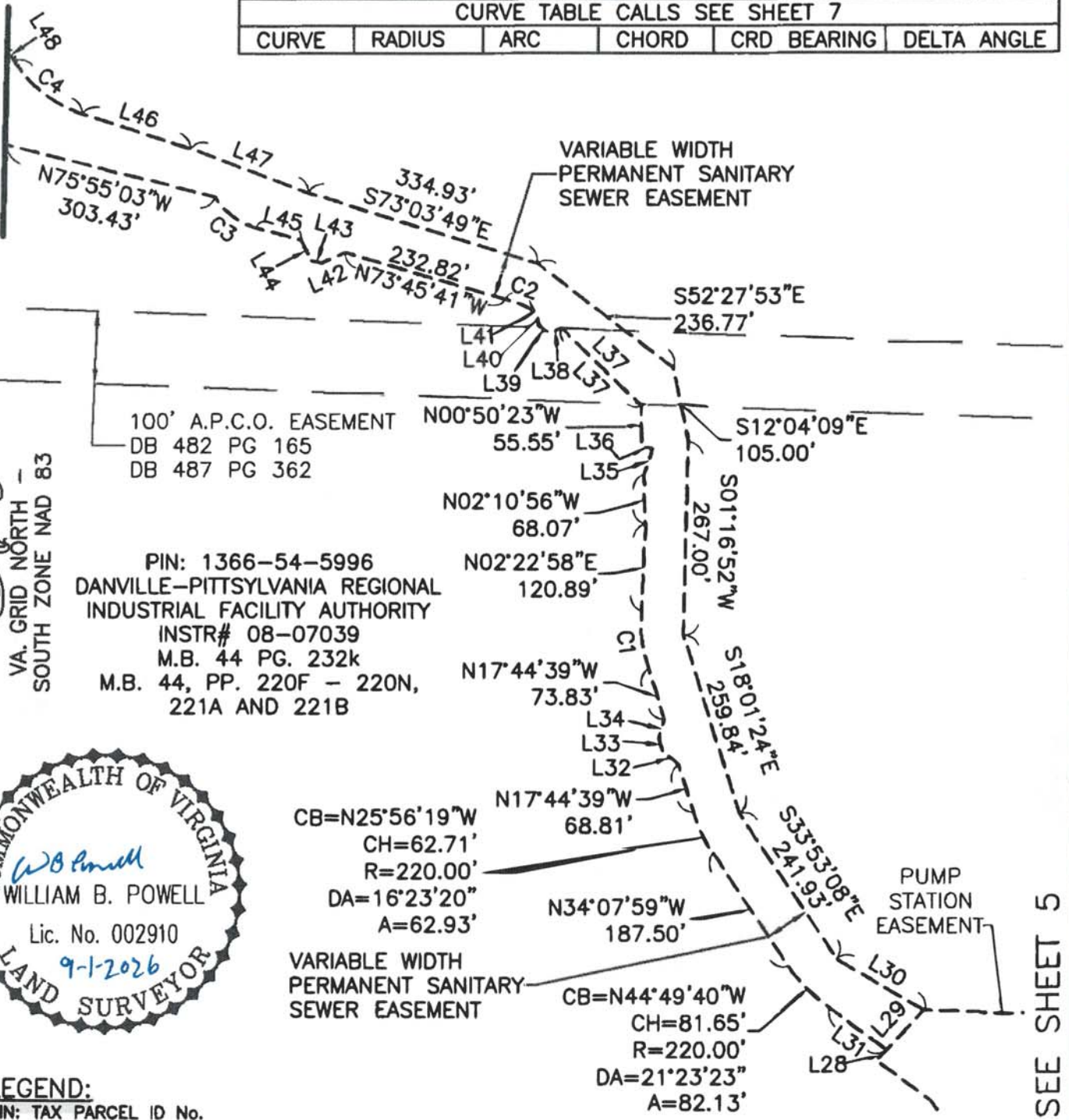
**SANITARY SEWER EASEMENT
FOR
DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY
WESTOVER MAGISTERIAL DISTRICT
PITTSYLVANIA COUNTY, VIRGINIA**

SCALE: 1" = 200'	DATE: MARCH 16, 2026	SHEET NO. 5 of 14
PROJECT NO. 50192779	DRAWN BY: PGL	PARTY CHIEF: N/A
		FILE NO. V3031A

LINE TABLE CALLS SEE SHEET 7		
LINE	BEARING	DISTANCE

CURVE TABLE CALLS SEE SHEET 7					
CURVE	RADIUS	ARC	CHORD	CRD BEARING	DELTA ANGLE

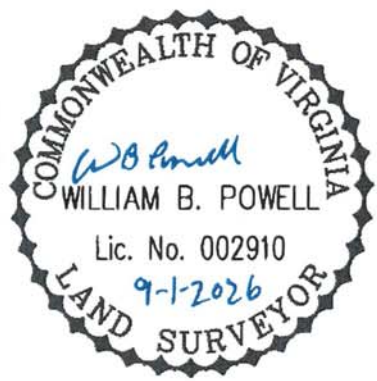
SEE SHEET 8



VA. GRID NORTH -
SOUTH ZONE NAD 83

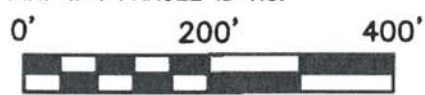
100' A.P.C.O. EASEMENT
DB 482 PG 165
DB 487 PG 362

PIN: 1366-54-5996
DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY
INSTR# 08-07039
M.B. 44 PG. 232k
M.B. 44, PP. 220F - 220N,
221A AND 221B



LEGEND:

PIN: TAX PARCEL ID No.



Dewberry Engineers Inc.

551 PINEY FOREST ROAD
DANVILLE, VA 24540
PHONE: 434.797.4497
FAX: 434.797.4341

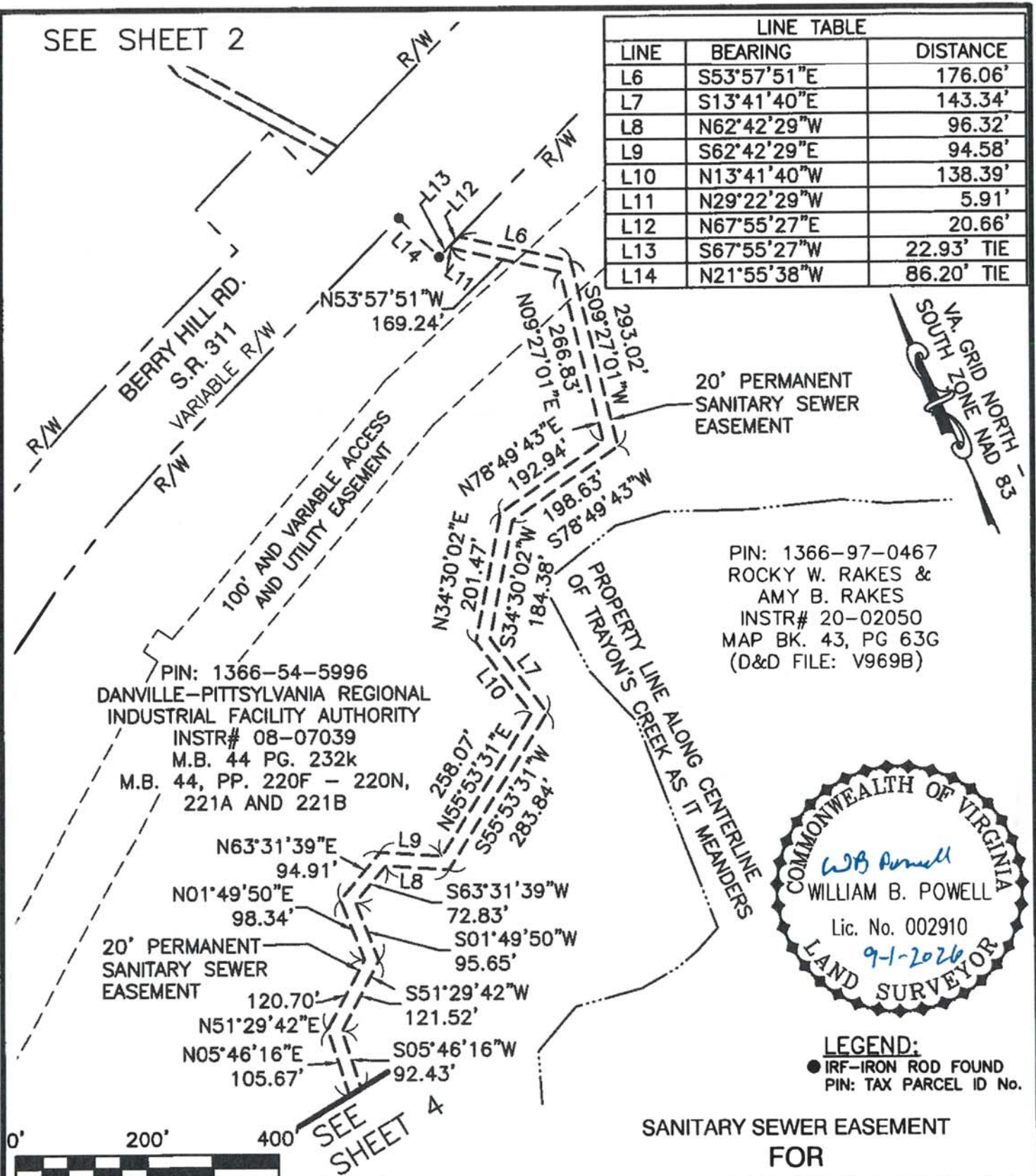
**DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY**
WESTOVER MAGISTERIAL DISTRICT
PITTSYLVANIA COUNTY, VIRGINIA

SCALE: 1" = 200'	DATE: MARCH 16, 2026	SHEET NO. 6 of 14
PROJECT NO. 50192779	DRAWN BY: PGL	PARTY CHIEF: N/A
		FILE NO. V3031A

SEE SHEET 5

SEE SHEET 2

LINE TABLE		
LINE	BEARING	DISTANCE
L6	S53°57'51"E	176.06'
L7	S13°41'40"E	143.34'
L8	N62°42'29"W	96.32'
L9	S62°42'29"E	94.58'
L10	N13°41'40"W	138.39'
L11	N29°22'29"W	5.91'
L12	N67°55'27"E	20.66'
L13	S67°55'27"W	22.93' TIE
L14	N21°55'38"W	86.20' TIE



20' PERMANENT
SANITARY SEWER
EASEMENT

PIN: 1366-97-0467
ROCKY W. RAKES &
AMY B. RAKES
INSTR# 20-02050
MAP BK. 43, PG 63G
(D&D FILE: V969B)

PIN: 1366-54-5996
DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY
INSTR# 08-07039
M.B. 44 PG. 232k
M.B. 44, PP. 220F - 220N,
221A AND 221B

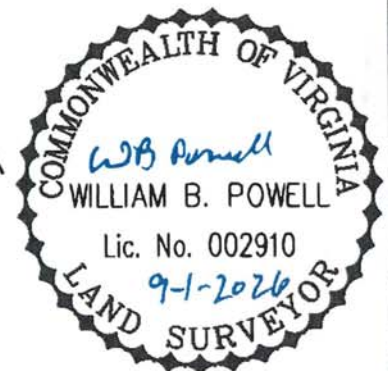
20' PERMANENT
SANITARY SEWER
EASEMENT

N63°31'39"E 94.91'
N01°49'50"E 98.34'
N51°29'42"E 120.70'
N05°46'16"E 105.67'

S63°31'39"W 72.83'
S01°49'50"W 95.65'
S51°29'42"W 121.52'
S05°46'16"W 92.43'

N34°30'02"E 201.47'
N78°49'43"E 192.94'
S34°30'02"W 184.38'
S55°53'31"E 258.07'
S55°53'31"W 283.84'

N09°27'01"E 266.83'
S09°27'01"W 293.02'



LEGEND:

- IRF-IRON ROD FOUND
- PIN: TAX PARCEL ID No.

SANITARY SEWER EASEMENT
FOR
DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY
WESTOVER MAGISTERIAL DISTRICT
PITTSYLVANIA COUNTY, VIRGINIA

Dewberry®

Dewberry Engineers Inc.

551 PINEY FOREST ROAD
DANVILLE, VA 24540
PHONE: 434.797.4497
FAX: 434.797.4341

SCALE: 1" = 200'

DATE: MARCH 16, 2026

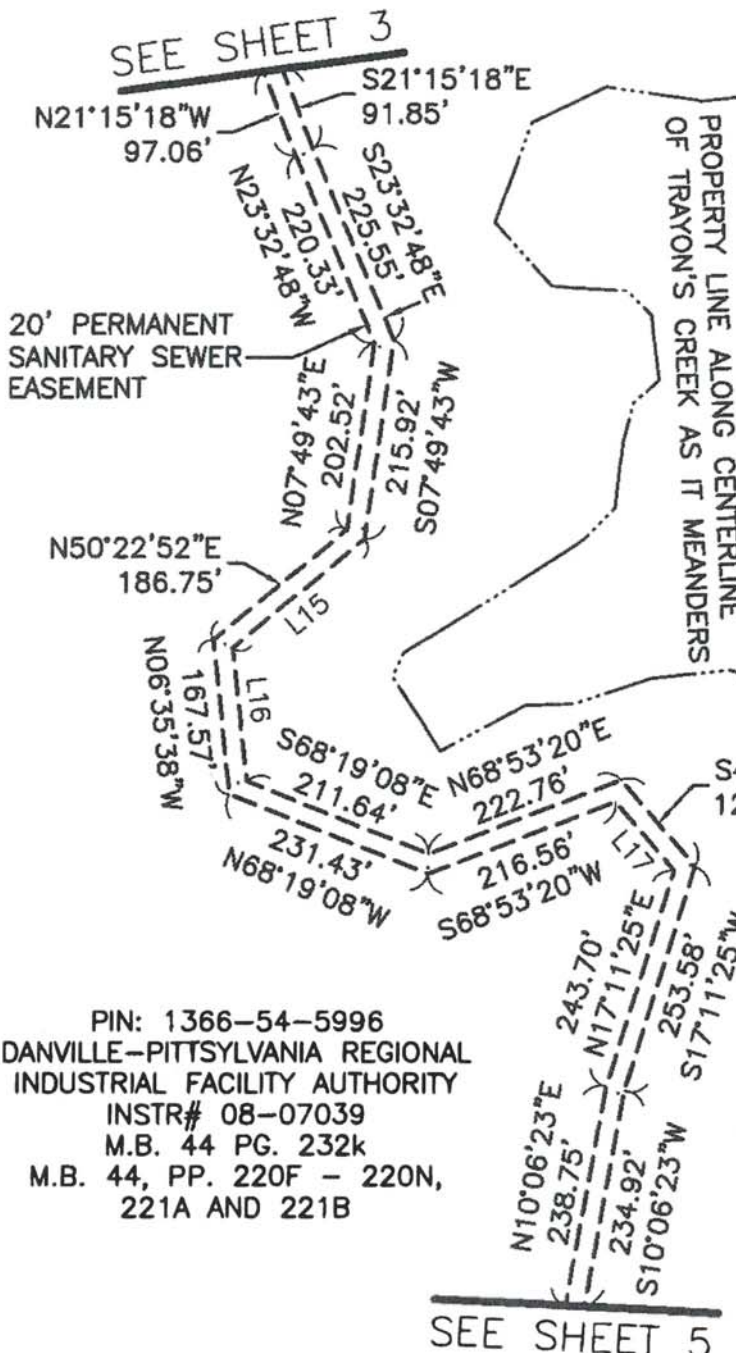
SHEET NO. 3 of 14

PROJECT NO. 50192779

DRAWN BY: PGL

PARTY CHIEF: N/A

FILE NO. V3031A



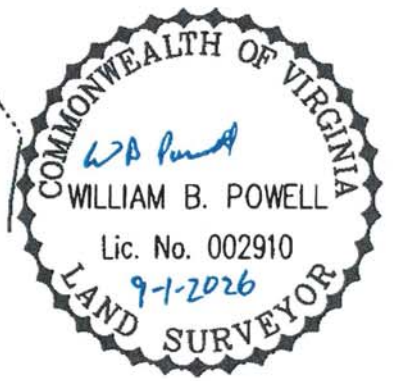
LINE TABLE		
LINE	BEARING	DISTANCE
L15	S50°22'52\"W	183.69'
L16	S06°35'38\"E	144.76'
L17	N40°58'13\"W	98.78'

N/F
 PIN: 1366-97-0467
 ROCKY W. RAKES &
 AMY B. RAKES
 INSTR# 20-02050
 MAP BK. 43, PG 63G
 (D&D FILE: V969B)

VA. GRID NORTH
 SOUTH ZONE NAD 83

N/F
 PIN: 1376-15-5690
 VIRGINIA ELECTRIC &
 POWER COMPANY
 INSTR# 22-00988
 UNRECORDED MAP BY DEWBERRY
 DATED: MARCH 3, 2008
 FILE: V677C

PIN: 1366-54-5996
 DANVILLE-PITTSYLVANIA REGIONAL
 INDUSTRIAL FACILITY AUTHORITY
 INSTR# 08-07039
 M.B. 44 PG. 232k
 M.B. 44, PP. 220F - 220N,
 221A AND 221B



LEGEND:
 PIN: TAX PARCEL ID No.



Dewberry

Dewberry Engineers Inc.
 551 PINEY FOREST ROAD
 DANVILLE, VA 24540
 PHONE: 434.797.4497
 FAX: 434.797.4341

**SANITARY SEWER EASEMENT
 FOR
 DANVILLE-PITTSYLVANIA REGIONAL
 INDUSTRIAL FACILITY AUTHORITY
 WESTOVER MAGISTERIAL DISTRICT
 PITTSYLVANIA COUNTY, VIRGINIA**

SCALE: 1" = 200'	DATE: MARCH 16, 2026	SHEET NO. 4 of 14
PROJECT NO. 50192779	DRAWN BY: PGL	PARTY CHIEF: N/A
		FILE NO. V3031A

Prepared by and return to:
C. Ryan Dodson, Esq. (VSB #90680)
City of Danville
P.O. Box 3300
Danville, VA 24543

*This deed is exempt
from Grantor's and
Grantee's tax pursuant
to Va. Code § 58.1-
811(A)(3) and (C)(5).*

*Tax Map/Parcel ID # 1367-30-8046
Mail to: City of Danville, P.O. Box 3300, Danville, VA 24543
Consideration: None
Title Insurance: None*

This **DEED OF EASEMENT**, made this the ____ day of _____, 2026, by and between **DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY**, a political subdivision of the Commonwealth of Virginia, **GRANTOR**, and the **CITY OF DANVILLE, VIRGINIA**, a municipal corporation of the Commonwealth of Virginia, **GRANTEE**.

WHEREAS, the Grantor is the owner of certain real property located within the Westover Magisterial District, Pittsylvania County, Virginia (the "Property"), more particularly described as follows:

ALL of that certain tract or parcel of land being shown as tract "HK" containing 2,123.306 acres as shown on that plat of survey entitled "PLAT OF SURVEY SHOWING DANVILLE PITTSYLVANIA COUNTY MEGA PARK FOR DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY", dated August 26, 2016, made by Robert H. Bengston, C.L.S. and recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia in Map Book 44, at Pages F through M,

LESS AND EXCEPT all of those tracts or parcels of land being shown as lots "HK-2, HK-3, and HK-4" containing 208.631 acres as shown on that plat of survey entitled "SUBDIVISION PLAT SHOWING NEW LOTS HK-2, HK-3 AND HK-4 AND REMAINDER OF HK FOR DANVILLE- PITTSYLVANIA REGIONAL INDUSTRIAL AUTHORITY", dated January 7, 2026, made by William B. Powell, C.L.S., and recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia as at Instrument #26-283.

and;

WHEREAS, it is the desire of the Grantor to convey to the Grantee a perpetual easement and right-of-way for the purpose of constructing and maintaining a sanitary sewer system or facility upon the Property.

WITNESSETH:

That for and in consideration of the benefits as they may derive therefrom or accrue thereupon, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Grantor does grant and convey unto the Grantee, its successors or assigns, a perpetual easement and right-of-way to lay, construct, replace, enlarge, repair, maintain, and operate a sanitary sewer system or facility, of such size and kind as the Grantee may deem necessary, which may be installed or positioned through, under, or across the Property within the bounds of the easement, as such bounds are more particularly described herein. This conveyance is made together with a perpetual right of ingress, egress, and regress along and within the bounds of such easement for the purpose of laying, constructing, replacing, enlarging, repairing, maintaining, and operating such sanitary sewer system or facility.

The precise location and dimensions of the easement and right-of-way affecting the Property are more specifically described as shown on sheets one, two, and eight through fourteen on that plat entitled "SANITARY SEWER EASEMENT FOR DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY" Dewberry Engineers, Inc., File No. V3031A, dated March 16, 2026, made by William B. Powell, C.L.S., a copy of which is attached hereto and incorporated by reference.

It is further agreed between the parties hereto that the Grantee shall have the right to inspect, cut, and clear all undergrowth and other obstructions in and along the said

easement or facility, or adjacent thereto, if such undergrowth or obstruction endangers or interferes with the proper use of the sanitary sewer system or facility.

The easement and right-of-way granted herein for the specific location described above is in addition to any easement or right-of-way now in existence or which may be acquired in the future. The Grantor covenants that no building or structure shall be erected within the easement area without the written consent of the Grantee.

The Grantor, by executing this instrument, acknowledges that any plans for the sanitary sewer system or facility, as it may affect the Grantor's property, have been fully explained to the Grantor or the Grantor's authorized representative.

The Grantee shall perform all construction or maintenance work in a timely and workmanlike manner. After any construction or repair work, the Grantee shall attempt to return the easement area to the same grade as existed prior to such work being performed, and shall, if necessary, reseed the area, returning it to reasonably the same condition and physical appearance as before such work, except for any trees or bushes removed during such work, which will not be replaced.

All rights, title, and privileges herein granted, including all benefits and burdens, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, executors, administrators, successors, assigns, and legal representatives.

(Remainder of page intentionally left blank)

WITNESS the following signatures and seals:

**DANVILLE-PITTSYLVANIA
REGIONAL INDUSTRIAL FACILITY
AUTHORITY, Grantor**

BY: _____

TITLE: _____

COMMONWEALTH OF VIRGINIA
CITY OF DANVILLE, to-wit:

The foregoing instrument was acknowledged before me this the ____ day of _____, 2026, by **William V. Ingram**, in his capacity as Chairman of the
**DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY
AUTHORITY, Grantor.**

NOTARY PUBLIC

My commission expires: _____

ACCEPTED:

THE CITY OF DANVILLE, VIRGINIA,
a municipal corporation of the
Commonwealth of Virginia

BY:

Ken Larking

TITLE:

City Manager

COMMONWEALTH OF VIRGINIA
CITY OF DANVILLE, to-wit:

The foregoing instrument was acknowledged before me this the 1 day of
September, 2026 by Ken Larking, in his capacity as City Manager of the City
of Danville, Virginia.

Amanda Gayle Allen
NOTARY PUBLIC

My commission expires:

08/31/2030

APPROVED AS TO FORM



BY:

C. Ron Dunn

TITLE:

ASSISTANT CITY ATTORNEY

CURVE TABLE CALLS SEE SHEET 7

CURVE	RADIUS	ARC	CHORD	CRD BEARING	DELTA ANGLE
LINE TABLE CALLS SEE SHEET 7					
LINE	BEARING	DISTANCE			

LINE TABLE CALLS SEE SHEET 7

LINE	BEARING	DISTANCE
15' DANVILLE UTILITIES WATERLINE EASEMENT		
INSTR# 23-5601		
INSTR# 23-5600		
INSTR# 23-5599		
20' PERMANENT SANITARY SEWER EASEMENT		

15' DANVILLE UTILITIES

WATERLINE EASEMENT

INSTR# 23-5601

INSTR# 23-5600

INSTR# 23-5599

20' PERMANENT
SANITARY SEWER
EASEMENT

PROP. VDOT
UTILITY EASEMENT
VDOT PROJ.
0311-071-835
R-201, C-501

PROP. VDOT UTILITY EASEMENT
VDOT PROJ. 0311-071-835
R-201, C-501

PIN: 1366-54-5996
DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY
INSTR# 08-07039
M.B. 44 PG. 232k
M.B. 44, PP. 220F - 220N,
221A AND 221B



TRACT HK
PIN: 1367-30-8046
DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY
INSTR# 09-04564
M.B. 44 PG. 232M
M.B. 44, PP. 220F - 220N,
221A AND 221B

PERM. SLOPE &
DRAINAGE EASEMENT
VDOT PROJ. 0311-071-835,
R-201, C-501

PERM. SLOPE &
DRAINAGE EASEMENT
VDOT PROJ. 0311-071-835,
R-201, C-501

VARIABLE WIDTH PERMANENT
SANITARY SEWER EASEMENT

VARIABLE WIDTH UTILITY
EASEMENT FOR THE
CITY OF DANVILLE
DEED BOOK 646, PG 537
HIGHWAY PB 11, PG 96-104

LEGEND:

- IRF-IRON ROD FOUND
PIN: TAX PARCEL ID No.

SANITARY SEWER EASEMENT
FOR

DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY
WESTOVER MAGISTERIAL DISTRICT
PITTSYLVANIA COUNTY, VIRGINIA

SCALE: 1" = 200'

DATE: MARCH 16, 2026

SHEET NO. 8 of 14

PROJECT NO. 50192779

DRAWN BY: PGL

PARTY CHIEF: N/A

FILE NO. V3031A

Dewberry

Dewberry Engineers Inc.

551 PINEY FOREST ROAD
DANVILLE, VA 24540
PHONE: 434.797.4497
FAX: 434.797.4341

Dewberry Engineers Inc.
551 PINEY FOREST ROAD
DANVILLE, VA 24540
PHONE: 434.797.4497
FAX: 434.797.4341



SCALE: 1" = 200'
DATE: MARCH 16, 2026
PROJECT NO. 50192779
DRAWN BY: PGL
PARTY CHIEF: N/A
FILE NO. V3031A
SHEET NO. 7 of 14

DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY
WESTOVER MAGISTRIAL DISTRICT
PITTSYLVANIA COUNTY, VIRGINIA
FOR
SANITARY SEWER EASEMENT



LINE	BEARING	DISTANCE
L28	N43°06'30"E	20.53'
L29	N43°06'30"E	74.25'
L30	S59°42'25"E	139.77'
L31	N53°54'55"W	97.76'
L32	N49°30'13"W	28.82'
L33	N18°05'14"W	18.69'
L34	N15°43'17"E	27.71'
L35	N18°36'15"E	38.29'
L36	N79°59'47"W	16.00'
L37	N45°40'43"W	153.94'
L38	S69°44'38"W	18.33'
L39	N55°53'14"W	18.50'
L40	N03°26'43"W	17.28'
L41	N62°25'08"W	10.26'
L42	S66°32'35"W	37.01'
L43	N74°56'28"W	13.25'
L44	N29°30'28"W	32.66'
L45	N74°44'45"W	63.73'
L46	S72°06'53"E	157.39'
L47	S69°13'59"E	175.35'
L48	S32°39'55"E	18.88'

LINE	BEARING	DISTANCE
L49	N42°17'19"E	20.00'
L50	N28°50'38"E	137.77'
L51	N03°45'25"W	213.30'
L52	N18°08'23"W	208.45'
L53	N71°21'02"E	35.35'
L54	S18°11'39"E	172.87'
L55	N43°42'53"E	100.55'
L56	N18°25'55"W	28.41'
L57	N71°21'02"E	39.97'
L58	S18°25'55"E	37.13'
L59	S43°25'41"W	96.97'
L60	S05°17'52"E	177.16'
L61	S29°00'08"W	74.93'
L62	N17°28'25"W	32.14'
L63	N47°57'27"W	140.15'
L64	S89°31'25"W	132.57'
L65	N89°31'25"E	143.67'
L66	S47°57'27"E	141.28'
L67	S17°28'25"E	37.20'
L68	S71°24'03"W	20.00'
L69	N71°21'02"E	52.53'
L70	N71°21'02"E	171.35'
L71	N71°21'02"E	39.09'
L72	S71°24'03"W	238.36'

CURVE	RADIUS	ARC	CHORD	CRD BEARING	DELTA ANGLE
C1	220.00'	81.17'	80.71'	N07°10'29"W	21°08'19"
C2	180.00'	38.60'	38.53'	N68°36'09"W	12°17'11"
C3	95.31'	72.08'	70.38'	N52°34'24"W	43°20'09"
C4	180.00'	123.75'	121.33'	S52°21'39"E	39°23'30"
CURVE TABLE FOR SHEET 8 CALLS					
C5	149.87'	71.05'	70.38'	N30°08'03"E	27°09'40"
C6	58.68'	62.81'	59.85'	N12°05'16"E	61°19'46"
C7	96.93'	98.54'	94.35'	S14°26'26"W	58°14'48"
C8	115.22'	96.25'	93.48'	S20°22'02"W	47°51'51"
C9	104.26'	62.41'	61.49'	S11°51'08"W	34°17'59"
C10	52.39'	56.38'	53.70'	S01°49'54"E	61°40'02"

LINE TABLE FOR SHEET 8 CALLS

LINE TABLE FOR SHEET 6 CALLS

CURVE TABLE FOR SHEET 6 CALLS

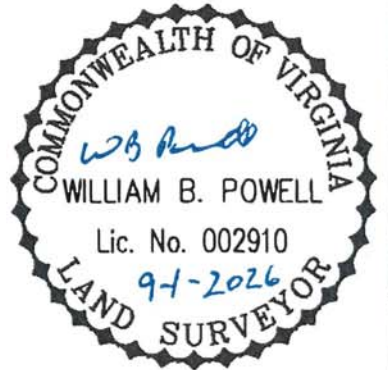
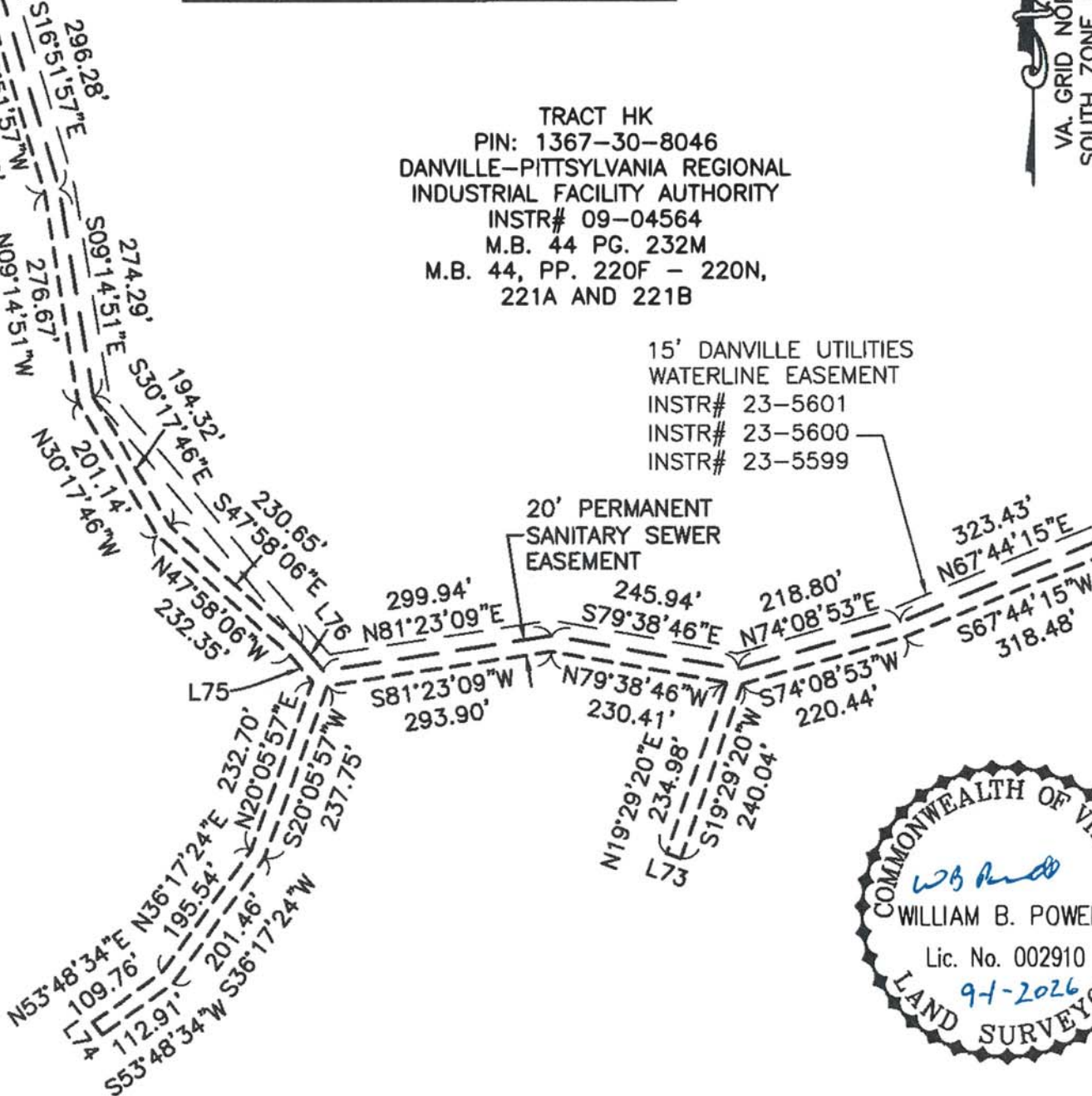
LINE TABLE		
LINE	BEARING	DISTANCE
L73	N70°30'40"W	20.00'
L74	N35°59'40"W	20.00'
L75	N39°53'37"W	46.31'
L76	S39°53'37"E	45.44'

VA. GRID NORTH -
SOUTH ZONE NAD 83

TRACT HK
PIN: 1367-30-8046
DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY
INSTR# 09-04564
M.B. 44 PG. 232M
M.B. 44, PP. 220F - 220N,
221A AND 221B

15' DANVILLE UTILITIES
WATERLINE EASEMENT
INSTR# 23-5601
INSTR# 23-5600
INSTR# 23-5599

20' PERMANENT
SANITARY SEWER
EASEMENT



LEGEND
PIN: TAX PARCEL ID No.

**SANITARY SEWER EASEMENT
FOR
DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY
WESTOVER MAGISTERIAL DISTRICT
PITTSYLVANIA COUNTY, VIRGINIA**

Dewberry®

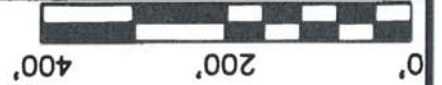
Dewberry Engineers Inc.

551 PINEY FOREST ROAD
DANVILLE, VA 24540
PHONE: 434.797.4497
FAX: 434.797.4341

SCALE: 1" = 200'	DATE: MARCH 16, 2026	SHEET NO. 9 of 14
PROJECT NO. 50192779	DRAWN BY: PGL	PARTY CHIEF: N/A
		FILE NO. V3031A

Dewberry Engineers Inc.
551 PINE FOREST ROAD
DANVILLE, VA 24540
PHONE: 434.797.4497
FAX: 434.797.4341

Dewberry

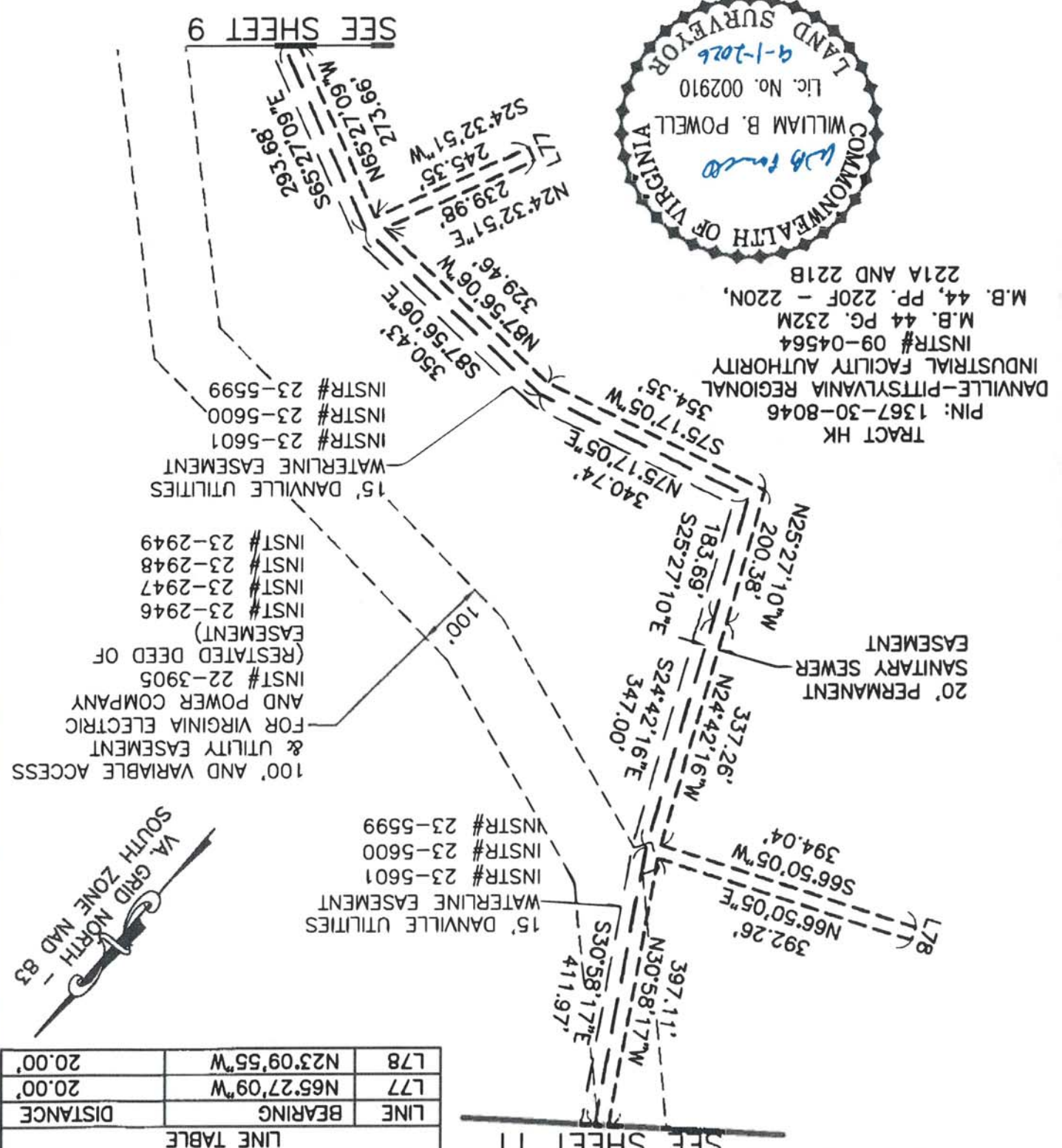


TRACT HK
PIN: 1367-30-8046
DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY
INSTR# 09-04564
M.B. 44 PG. 232M
M.B. 44, PP. 220F - 220N,
221A AND 221B

PROJECT NO. 50192779
DRAWN BY: PGL
PARTY CHIEF: N/A
FILE NO. V3031A
DATE: MARCH 16, 2026
SCALE: 1" = 200'
SHEET NO. 10 of 14

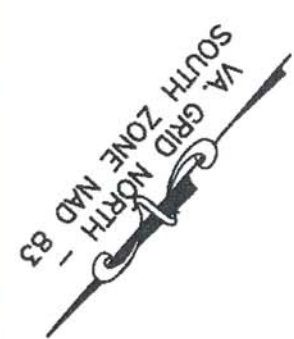
LEGEND:
PIN: TAX PARCEL ID No.
WESTOVER MAGISTERIAL DISTRICT
PITTSYLVANIA COUNTY, VIRGINIA
DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY

FOR
SANITARY SEWER EASEMENT

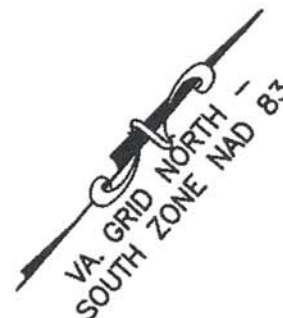


LINE TABLE

LINE	BEARING	DISTANCE
L78	N23°09'55"W	20.00'
L77	N65°27'09"W	20.00'



SEE SHEET 12



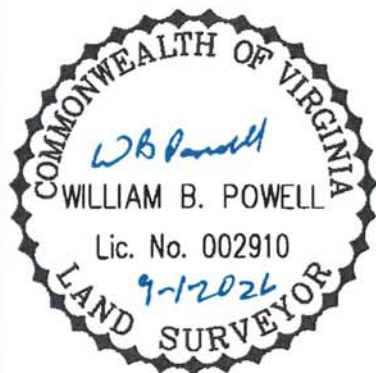
100' AND VARIABLE ACCESS
& UTILITY EASEMENT
FOR VIRGINIA ELECTRIC
AND POWER COMPANY
INST# 22-3905
(RESTATED DEED OF
EASEMENT)

INST# 23-2946
INST# 23-2947
INST# 23-2948
INST# 23-2949

20' PERMANENT
SANITARY SEWER
EASEMENT

TRACT HK
PIN: 1367-30-8046
DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY
INSTR# 09-04564
M.B. 44 PG. 232M
M.B. 44, PP. 220F - 220N,
221A AND 221B

15' DANVILLE UTILITIES
WATERLINE EASEMENT
INSTR# 23-5601
INSTR# 23-5600
INSTR# 23-5599



SEE SHEET 10



SANITARY SEWER EASEMENT
FOR

DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY

WESTOVER MAGISTERIAL DISTRICT
PITTSYLVANIA COUNTY, VIRGINIA

LEGEND:

PIN: TAX PARCEL ID No.

SCALE: 1" = 200'

DATE: MARCH 16, 2026

SHEET NO. 11 of 14

PROJECT NO. 50192779

DRAWN BY: PGL

PARTY CHIEF: N/A

FILE NO. V3031A

Dewberry®

Dewberry Engineers Inc.

551 PINEY FOREST ROAD
DANVILLE, VA 24540
PHONE: 434.797.4497
FAX: 434.797.4341

Dewberry Engineers Inc.
551 PINEY FOREST ROAD
DANVILLE, VA 24540
PHONE: 434.797.4497
FAX: 434.797.4341

Dewberry

0' 200' 400'

PROJECT NO. 50192779
SCALE: 1" = 200'
DATE: MARCH 16, 2026
SHEET NO. 12 of 14
FILE NO. V3031A

LEGEND:
PIN: TAX PARCEL ID No.
INDUSTRIAL FACILITY AUTHORITY
WESTOVER MAGISTERIAL DISTRICT
PITTSYLVANIA COUNTY, VIRGINIA

SANITARY SEWER EASEMENT
FOR

SEE SHEET 11

DEED BK 305, PG 251
DEED BK 306, PG 47
DEED BK 306, PG 49
DEED BK 306, PG 585
DEED BK 338, PG 139
GAS PIPELINE:
TRANSCONTINENTAL

20' PERMANENT
SANITARY SEWER
EASEMENT
MOUNTAIN VALLEY PIPELINE
PERMANENT 50' PIPELINE
EASEMENT
INSTR# 20-5330

TRACT HK
PIN: 1367-30-8046
DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY
INSTR# 09-04564
M.B. 44 PG. 232M
M.B. 44, PP. 220F - 220N,
221A AND 221B

100' AND VARIABLE
ACCESS & UTILITY
EASEMENT FOR VIRGINIA
ELECTRIC AND POWER
COMPANY
INSTR# 22-3905
(RESTATED DEED OF
EASEMENT)
INSTR# 23-2946
INSTR# 23-2947
INSTR# 23-2948
INSTR# 23-2949

VA. GRID NORTH
SOUTH ZONE NAD 83

LINE	BEARING	DISTANCE
L79	N39°02'24"E	4.89'
L80	S64°44'16"W	189.46'
L81	N25°15'44"W	20.00'
L82	N64°44'16"E	188.10'
L83	S39°02'24"W	4.98'

LINE TABLE

SEE SHEET 13



VA. GRID NORTH
SOUTH ZONE NAD 83

SEE SHEET 14

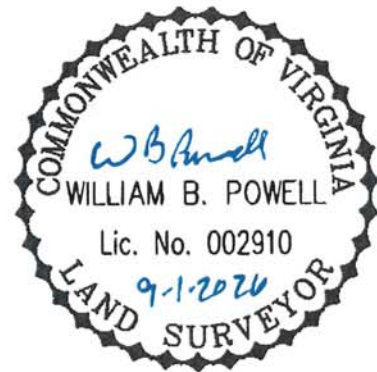
N16°54'34"E 683.57'
S16°54'34"W 676.61'

306.79'
N09°32'26"E
S09°32'26"W 299.52'

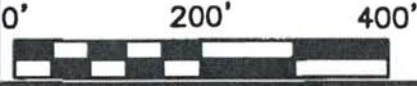
20' PERMANENT
SANITARY SEWER
EASEMENT

N27°53'35"W 870.72'
S27°53'35"E 864.96'

TRACT HK
PIN: 1367-30-8046
DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY
INSTR# 09-04564
M.B. 44 PG. 232M
M.B. 44, PP. 220F - 220N,
221A AND 221B



SEE SHEET 12



Dewberry®

Dewberry Engineers Inc.
551 PINEY FOREST ROAD
DANVILLE, VA 24540
PHONE: 434.797.4497
FAX: 434.797.4341

LEGEND:

PIN: TAX PARCEL ID No.

SCALE: 1" = 200'	DATE: MARCH 16, 2026	SHEET NO. 13 of 14
PROJECT NO. 50192779	DRAWN BY: PGL	PARTY CHIEF: N/A
		FILE NO. V3031A

SANITARY SEWER EASEMENT
FOR
DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY
WESTOVER MAGISTERIAL DISTRICT
PITTSYLVANIA COUNTY, VIRGINIA

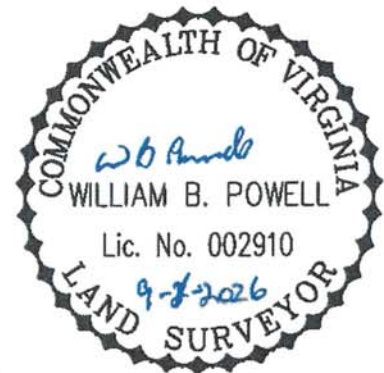
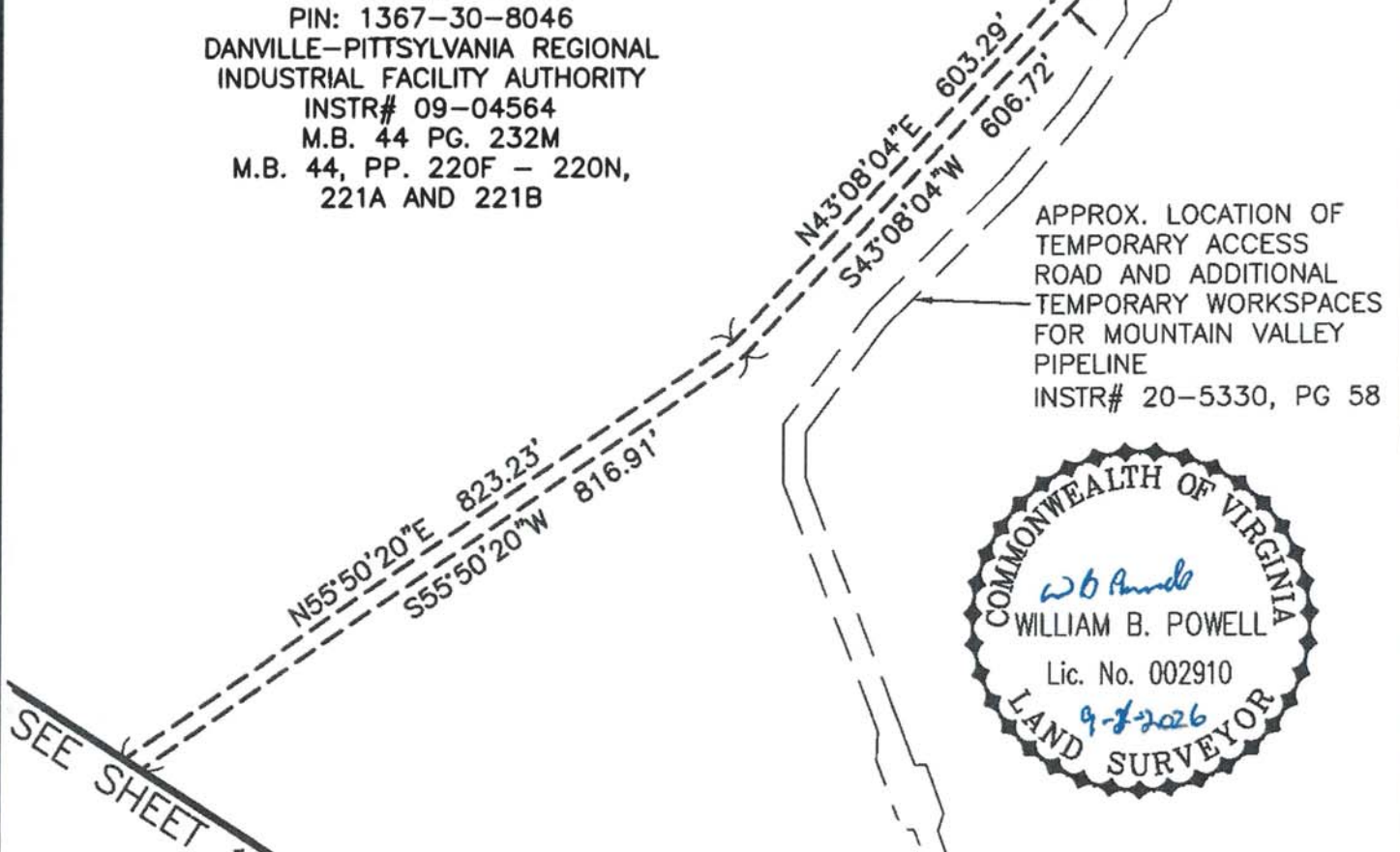
LINE TABLE		
LINE	BEARING	DISTANCE
L84	N14°19'48"W	126.68'
L85	N75°40'12"E	20.00'
L86	S14°19'48"E	136.12'



TRACT HK
 PIN: 1367-30-8046
 DANVILLE-PITTSYLVANIA REGIONAL
 INDUSTRIAL FACILITY AUTHORITY
 INSTR# 09-04564
 M.B. 44 PG. 232M
 M.B. 44, PP. 220F - 220N,
 221A AND 221B

PIN: 1367-05-6253
 DANVILLE-PITTSYLVANIA REGIONAL
 INDUSTRIAL FACILITY AUTHORITY
 INSTR# 09-04564
 M.B. 44 PG. 232N
 M.B. 44, PP. 220F - 220N,
 221A AND 221B

20' PERMANENT
 SANITARY SEWER
 EASEMENT



SANITARY SEWER EASEMENT
 FOR
 DANVILLE-PITTSYLVANIA REGIONAL
 INDUSTRIAL FACILITY AUTHORITY
 WESTOVER MAGISTERIAL DISTRICT
 PITTSYLVANIA COUNTY, VIRGINIA

LEGEND:

PIN: TAX PARCEL ID No.

SCALE: 1" = 200'

DATE: MARCH 16, 2026

SHEET NO. 14 of 14

PROJECT NO. 50192779

DRAWN BY: PGL

PARTY CHIEF: N/A

FILE NO. V3031A



Dewberry®

Dewberry Engineers Inc.

551 PINEY FOREST ROAD
 DANVILLE, VA 24540
 PHONE: 434.797.4497
 FAX: 434.797.4341

Prepared by and return to:
C. Ryan Dodson, Esq. (VSB #90680)
City of Danville
P.O. Box 3300
Danville, VA 24543

*This deed is exempt
from Grantor's and
Grantee's tax pursuant
to Va. Code § 58.1-
811(A)(3) and (C)(5).*

Tax Map/Parcel ID # 1367-80-9443
Mail to: City of Danville, P.O. Box 3300, Danville, VA 24543
Consideration: None
Title Insurance: None

This **DEED OF EASEMENT**, made this the _____ day of _____,
2026, by and between **DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL
FACILITY AUTHORITY**, a political subdivision of the Commonwealth of Virginia,
GRANTOR, and the **CITY OF DANVILLE, VIRGINIA**, a municipal corporation of the
Commonwealth of Virginia, **GRANTEE**.

WHEREAS, the Grantor is the owner of certain real property located within the
Westover Magisterial District, Pittsylvania County, Virginia (the "Property"), more
particularly described as follows:

ALL of that certain tract or parcel of land being shown as tract "HK-2" containing 87.964 acres as
shown on that plat of survey entitled "SUBDIVISION PLAT SHOWING NEW LOTS HK-2, HK-3 AND
HK-4 AND REMAINDER OF HK FOR DANVILLE- PITTSYLVANIA REGIONAL INDUSTRIAL
AUTHORITY", dated January 7, 2026, made by William B. Powell, C.L.S., and recorded in the Clerk's
Office of the Circuit Court of Pittsylvania County, Virginia as at Instrument #26-283.

and;

WHEREAS, it is the desire of the Grantor to convey to the Grantee a perpetual
easement and right-of-way for the purpose of constructing and maintaining a sanitary sewer
system or facility upon the Property.

W I T N E S S E T H :

That for and in consideration of the benefits as they may derive therefrom or accrue
thereupon, and other good and valuable consideration, the receipt and adequacy of which
are hereby acknowledged, the Grantor does grant and convey unto the Grantee, its

successors or assigns, a perpetual easement and right-of-way to lay, construct, replace, enlarge, repair, maintain, and operate a sanitary sewer system or facility, of such size and kind as the Grantee may deem necessary, which may be installed or positioned through, under, or across the Property within the bounds of the easement, as such bounds are more particularly described herein. This conveyance is made together with a perpetual right of ingress, egress, and regress along and within the bounds of such easement for the purpose of laying, constructing, replacing, enlarging, repairing, maintaining, and operating such sanitary sewer system or facility.

The precise location and dimensions of the easement and right-of-way affecting the Property are more specifically described as shown on sheet one, on that plat entitled "SANITARY SEWER EASEMENT FOR DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY" Dewberry Engineers, Inc., File No. V3031A, dated March 16, 2026, made by William B. Powell, C.L.S., a copy of which is attached hereto and incorporated by reference.

It is further agreed between the parties hereto that the Grantee shall have the right to inspect, cut, and clear all undergrowth and other obstructions in and along the said easement or facility, or adjacent thereto, if such undergrowth or obstruction endangers or interferes with the proper use of the sanitary sewer system or facility.

The easement and right-of-way granted herein for the specific location described above is in addition to any easement or right-of-way now in existence or which may be acquired in the future. The Grantor covenants that no building or structure shall be erected within the easement area without the written consent of the Grantee.

The Grantor, by executing this instrument, acknowledge that any plans for the sanitary sewer system or facility, as it may affect the Grantor's property, have been fully explained to the Grantor or the Grantor's authorized representative.

The Grantee shall perform all construction or maintenance work in a timely and workmanlike manner. After any construction or repair work, the Grantee shall attempt to return the easement area to the same grade as existed prior to such work being performed, and shall, if necessary, reseed the area, returning it to reasonably the same condition and physical appearance as before such work, except for any trees or bushes removed during such work, which will not be replaced.

All rights, title, and privileges herein granted, including all benefits and burdens, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, executors, administrators, successors, assigns, and legal representatives.

(Remainder of page intentionally left blank)

WITNESS the following signatures and seals:

**DANVILLE-PITTSYLVANIA
REGIONAL INDUSTRIAL FACILITY
AUTHORITY, Grantor**

BY: _____

TITLE: _____

COMMONWEALTH OF VIRGINIA
CITY OF DANVILLE, to-wit:

The foregoing instrument was acknowledged before me this the ____ day of _____, 2026, by **William V. Ingram**, in his capacity as Chairman of the
**DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY
AUTHORITY, Grantor.**

NOTARY PUBLIC

My commission expires: _____

ACCEPTED:

THE CITY OF DANVILLE, VIRGINIA,
a municipal corporation of the
Commonwealth of Virginia

BY:

Ken Larking

TITLE:

City Manager

COMMONWEALTH OF VIRGINIA
CITY OF DANVILLE, to-wit:

The foregoing instrument was acknowledged before me this the 1 day of
September, 2026 by Ken Larking, in his capacity as City Manager of the
City of Danville, Virginia.

Amanda Gayle Allen
NOTARY PUBLIC

My commission expires:

08/31/2030

APPROVED AS TO FORM



BY:

C. Rm Dm

TITLE:

ASSISTANT CITY ATTORNEY

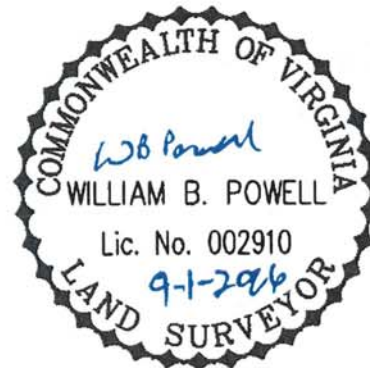
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S26°02'32"E	20.00'
L2	N46°00'56"W	137.56'
L3	N46°00'56"W	77.91'
L4	S46°00'56"E	96.52'
L5	S46°00'56"E	120.18'

20' PERMANENT
SANITARY SEWER
EASEMENT

TRACT HK
PART PIN: 1367-30-8046
DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY
INSTR# 09-04564
M.B. 44 PG. 232M
M.B. 44, PP. 220F - 220N,
221A AND 221B

HK-2

PART GPIN: 1367-80-9443
DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY
INSTR# 09-4564
PLAT @ INSTR# 26-0283



LEGEND:

▲ COMPUTED POINT
PIN: TAX PARCEL ID No.



SEE SHEET 2



Dewberry Engineers Inc.

551 PINEY FOREST ROAD
DANVILLE, VA 24540
PHONE: 434.797.4497
FAX: 434.797.4341

**SANITARY SEWER EASEMENT
FOR
DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY
WESTOVER MAGISTERIAL DISTRICT
PITTSYLVANIA COUNTY, VIRGINIA**

SCALE: 1" = 200'	DATE: MARCH 16, 2026	SHEET NO. 1 of 14
PROJECT NO. 50192779	DRAWN BY: PGL	PARTY CHIEF: N/A
		FILE NO. V3031A

SEE SHEET 1

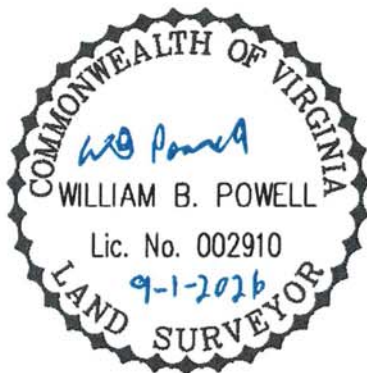
HK-2

PART GPIN: 1367-80-9443
DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY
INSTR# 09-4564
PLAT @ INSTR# 26-0283

PROP. VDOT UTILITY EASEMENT
VDOT PROJ. 0311-071-835
R-201, C-501

20' PERMANENT
SANITARY SEWER
EASEMENT

TRACT HK
PART PIN: 1367-30-8046
DANVILLE-PITTSYLVANIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY
INSTR# 09-04564
M.B. 44 PG. 232M
M.B. 44, PP. 220F - 220N,
221A AND 221B



LEGEND:

- IRF-IRON ROD FOUND
- △ COMPUTED POINT
- PIN: TAX PARCEL ID No.

0' 200' 400'

Dewberry

Dewberry Engineers Inc.

551 PINEY FOREST ROAD
DANVILLE, VA 24540
PHONE: 434.797.4497
FAX: 434.797.4341

SCALE: 1" = 200'

DATE: MARCH 16, 2026

SHEET NO. 2 of 14

PROJECT NO. 50192779

DRAWN BY: PGL

PARTY CHIEF: N/A

FILE NO. V3031A

ITEM: 5.C.

DATE: September 14, 2026

FROM: Matt Rowe | Pittsylvania County Director of Economic Development

RE: Consideration of Resolution No. 2026-09-14-5C, supporting the construction and operation of a 28,000 square foot training center facility to be located on a portion of Lot 4 in the Authority's Southern Virginia Megasite at Berry Hill project, located in Pittsylvania County, Virginia, where the training center will be owned by the Authority and operated by the Institute for Advanced Learning and Research, a political subdivision of the Commonwealth of Virginia, and where \$10,000,000 in funding has been secured from the Virginia Tobacco Region Revitalization Commission, a political subdivision of the Commonwealth of Virginia and \$10,000,000 in funding has been secured from the Danville Regional Foundation, a Virginia nonstock corporation – Matthew D. Rowe, Director of Economic Development, Pittsylvania County and Telly M. Tucker, President, Institute for Advanced Learning and Research.

ATTACHMENTS

1. Resolution 2026-09-14-5C

Resolution No. 2026-09-14-5C

A RESOLUTION SUPPORTING THE CONSTRUCTION AND OPERATION OF A 28,000 SQUARE FEET TRAINING CENTER FACILITY TO BE LOCATED IN THE AUTHORITY'S SOUTHERN VIRGINIA MEGASITE AT BERRY HILL PROJECT, LOCATED IN PITTSYLVANIA COUNTY, VIRGINIA, WHERE THE TRAINING CENTER WILL BE OWNED BY THE AUTHORITY AND OPERATED BY THE INSTITUTE FOR ADVANCED LEARNING AND RESEARCH, A POLITICAL SUBDIVISION OF THE COMMONWEALTH OF VIRGINIA, AND WHERE \$10,000,000 IN FUNDING HAS BEEN SECURED FROM THE VIRGINIA TOBACCO REGION REVITALIZATION COMMISSION, A POLITICAL SUBDIVISION OF THE COMMONWEALTH OF VIRGINIA AND \$10,000,000 IN FUNDING HAS BEEN SECURED FROM THE DANVILLE REGIONAL FOUNDATION, A VIRGINIA NONSTOCK CORPORATION

WHEREAS, the Danville-Pittsylvania Regional Industrial Facility Authority (the "**Authority**") is a political subdivision of the Commonwealth of Virginia duly created pursuant to the Virginia Regional Industrial Facilities Act, as amended; and

WHEREAS, the Authority, the City of Danville, Virginia (the "**City**"), and the County of Pittsylvania County, Virginia (the "**County**"), in order to stimulate economic growth and development of the community by creating jobs and infrastructure have agreed to provide incentives to new and expanding businesses which conduct industrial activity; and

WHEREAS, the Authority has determined that to further develop the Authority's Southern Virginia Megasite at Berry Hill (the "**SVM**"), located in Pittsylvania County, Virginia, it is necessary and proper for a workforce training center (the "**Training Center**") to be established and operated onsite; and

WHEREAS, in order to establish the Training Center, the Authority supports the following:

- (i) The construction and operation of a training center facility, containing approximately 28,000 square feet of space, to be located in the SVM, where the training center will be owned by the Authority and operated by the Institute for Advanced Learning and Research (the "**Institute**"), a political subdivision of the Commonwealth of Virginia;
- (ii) A construction budget of approximately \$20,000,000.00; and
- (iii) The securing of approximately \$10,000,000.00 in funding from the Virginia Tobacco Region Revitalization Commission (the "**Tobacco Commission**"), a political subdivision of the Commonwealth of Virginia and of \$10,000,000.00 in funding from the Danville Regional Foundation ("**DRF**"), a Virginia nonstock corporation

(the "**Training Center Project**").

Resolution No. 2026-09-14-5C

WHEREAS, the Authority has determined that it is in the best interests of the Authority and of the citizens of Pittsylvania County and the City of Danville, Virginia, for the Authority, its officers and staff to support and to pursue the Training Center Project.

NOW, THEREFORE, BE IT RESOLVED, that

1. The Authority hereby authorizes the City Manager Officer, the County Administrator Officer and the Authority staff to pursue the Training Center Project and to negotiate with the Institute, the Tobacco Commission, DRF and general contractors and professional advisors in furtherance of the Training Center Project, subject, however, to approval by the Authority and review by the Authority's legal counsel. However, nothing in this Resolution shall be deemed to limit the authority and powers of the City Manager Officer, the County Administrator Officer to execute certain contracts under the Authority's Bylaws.

2. The Authority hereby authorizes and directs staff and other agents and representatives working on behalf of the Authority to take such actions and to do all such things as are contemplated by the Training Center Project, or as they in their discretion deem necessary or appropriate in order to carry out the intent and purposes of this Resolution.

3. The Authority hereby approves, ratifies and confirms any and all actions previously taken by the Authority, its agents and representatives, in respect to the Training Center Project and the matters contemplated therein.

4. This Resolution shall take effect immediately upon its adoption.

-- # --

CERTIFICATE

I, the undersigned Secretary of the Danville-Pittsylvania Regional Industrial Facility Authority, hereby certify that the foregoing is a true, correct and complete copy of a Resolution duly adopted by a majority of the directors of the Danville-Pittsylvania Regional Industrial Facility Authority at a regular meeting duly called and held on September 14, 2026, and that such Resolution has not been repealed, revoked, rescinded or amended, but is in full force and effect on the date hereof.

WITNESS my hand as Secretary of the Danville-Pittsylvania Regional Industrial Facility Authority this 14th day of September 2026.

SUSAN M. DeMASI, Secretary
Danville-Pittsylvania Regional Industrial Facility
Authority

(SEAL)

ITEM: 5.D.
DATE: September 14, 2026
FROM:
RE: Financial Status Report as of August 31, 2026

SUMMARY

A review of the financial status reports through August 31, 2026 will be provided at the meeting. The financial status reports as of August 31, 2026 are attached for the DPRIFA Board's review.

Staff recommends approving the financial status reports as of August 31, 2026, as presented.

ATTACHMENTS

1. Financial Statements

**Danville - Pittsylvania Regional Industrial Facility
Authority**

Financial Status

Table of Contents

- A. General Expenditures for FY2027
- B. General Expenditures for FY2026
- C. Mega Park – Funding Other than Bond Funds
- D. SVM at Berry Hill – Lot 4 Site Development
- E. SVM at Berry Hill – Lots 1 & 2 Site Development
- F. SVM at Berry Hill – Water & Sewer
- G. Cyber Park Site Development
- H. Rent, Interest, and Other Income Realized FY2027
- I. Monthly Checks
- J. Unaudited Financial Statements

Danville-Pittsylvania Regional Industrial Facility Authority
General Expenditures for Fiscal Year 2027
As of August 31, 2026

	<u>Funding</u>	<u>Budget</u>	<u>FY Expenditures</u>	<u>Current Month Expenditures</u>	<u>Encumbered</u>	<u>Unexpended / Unencumbered</u>
Funding						
City Contribution	\$ 203,236.00					
County Contribution	203,236.00					
Transfer from Unrestricted Fund Balance	136,830.00					
Contingency						
Miscellaneous contingency items	\$ 4,000.00	\$ -	\$ -	\$ -	\$ -	\$ 4,000.00
Total Contingency Budget		4,000.00	-	-	-	4,000.00
Legal		250,000.00	-	-	-	250,000.00
Debt Service		156,472.00	26,078.44	13,039.22	-	130,393.56
Accounting		31,930.00	-	-	-	31,930.00
Marketing		15,000.00	-	-	-	15,000.00
Postage & Shipping		100.00	-	-	-	100.00
Meals		6,000.00	513.36	513.36	-	5,486.64
Utilities		1,400.00	106.47	106.47	-	1,293.53
Insurance		4,000.00	3,580.00	-	-	420.00
Maintenance		74,400.00	11,900.00	5,950.00	-	62,500.00
Total	\$ 543,302.00	\$ 543,302.00	\$ 42,178.27	\$ 19,609.05	\$ -	<u>\$ 501,123.73</u>

Danville-Pittsylvania Regional Industrial Facility Authority
General Expenditures for Fiscal Year 2026
As of August 31, 2026

	<u>Funding</u>	<u>Budget</u>	<u>FY Expenditures</u>	<u>Current Month</u> <u>Expenditures</u>	<u>Encumbered</u>	<u>Unexpended /</u> <u>Unencumbered</u>
Funding						
City Contribution	\$ 125,000.00					
County Contribution	125,000.00					
Transfer from Unrestricted Fund Balance	96,365.00					
Contingency						
Miscellaneous contingency items		\$ 4,000.00	\$ 120.00	\$ -	\$ -	\$ 3,880.00
Total Contingency Budget		4,000.00	120.00	-	-	3,880.00
Legal		200,000.00	360,492.14	-	-	(160,492.14)
Accounting		30,400.00	31,000.00	-	-	(600.00)
Marketing		30,000.00	12,250.06	-	-	17,749.94
Postage & Shipping		100.00	186.72	-	-	(86.72)
Meals		5,000.00	6,533.70	-	-	(1,533.70)
Utilities		1,800.00	1,349.47	-	-	450.53
Insurance		3,665.00	-	-	-	3,665.00
Maintenance		71,400.00	71,400.00	-	-	-
Total	\$ 346,365.00	\$ 346,365.00	\$ 483,332.09	\$ -	\$ -	<u>\$ (136,967.09)</u>

Danville-Pittsylvania Regional Industrial Facility Authority
Southern Virginia Megasite at Berry Hill - Funding Other than Bond Funds
As of August 31, 2026

Funding	Funding	Budget / Contract Amount	Expenditures	Encumbered	Unexpended / Unencumbered
City contribution	\$ 134,482.50				
County contribution	134,482.50				
City advance for Klutz, Canter, & Shoffner property ^{1, 4}	10,340,983.83				
Tobacco Commission FY09 SSED Allocation	3,370,726.00				
Tobacco Commission FY10 SSED Allocation - Engineering Portion	407,725.00				
Tobacco Comm. FY10 SSED Allocation - Eng. Portion Deobligated	(244,797.00)				
Local Match for TIC FY10 SSED Allocation - Engineering Portion ⁵	76,067.61				
Additional funds allocated by RIFA Board on 1/14/2013 ⁶	11,854.39				
TIC #2264 Berry Hill Industrial Park - Phase II Land and Engineering	2,700,000.00				
TIC #2264 Berry Hill Industrial Park - Phase II Land and Engineering deobligated	(699,873.73)				
TIC #2264 Local Match for Property & Improvements (County)	500,000.00				
TIC #2264 Local Match for Property & Improvements (City)	500,000.00				
VA Economic Development Partnership MEI Grant Funds	577,503.14				
Virginia Resources Authority - TRRF Loan #3658	4,500,000.00				
VBRSP Site Development Grant from VEDP FY2023	1,284,470.00				
VSBA Loan - (5981 Berry Hill Rd)	1,895,000.00				
Transfer from Unrestricted Funds - "Other Income"	2,762,037.94				
Land					
Klutz property		\$ 8,394,553.50	\$ 8,394,553.50	\$ -	
Canter property ²		1,200,000.00	1,200,000.00	-	
Adams property		37,308.00	37,308.00	-	
Carter property		5,843.00	5,843.00	-	
Jane Hairston property		1,384,961.08	1,384,961.08	-	
Bill Hairston property		201,148.00	201,148.00	-	
Shoffner Property		1,872,896.25	1,872,896.25	-	
401 Buford Road		246,082.96	246,082.96	-	
Off State Road 1055		181,890.19	181,890.19	-	
604 Buford Road		361,896.60	361,896.60	-	
ROW purchase for connector road		832,300.25	832,300.25	-	
Berry Hill/863 Dan River-Oak Hill Trail		83,000.00	83,000.00	-	
5981 Berry Hill Rd		1,895,000.00	1,895,000.00	-	
Other					
Dewberry & Davis		28,965.00	28,965.00	-	
Dewberry & Davis ³		990,850.00	987,879.29	2,970.71	
Consulting Services - McCallum Sweeney ⁷		115,000.00	103,796.85	-	
Dewberry Engineers (related to #2264)		160,500.00	160,500.00	-	
Dewberry Engineers		1,644,380.00	1,486,430.00	157,950.00	
Appalachian Power Company		5,178,500.00	5,178,500.00	-	
Banister Bend Farm, LLC		199,064.00	199,064.00	-	
Virginia Department of Transportation (VDOT)		279,399.00	279,399.00	-	
Transcontinental (Williams Transco)		22,873.09	22,873.09	-	
Stantec Consulting Services Inc.		2,400.00	2,400.00	-	
Troutman, Pepper, Hamilton, Sanders LLP		75,000.00	66,500.00	8,500.00	
Dewberry Engineers		279,370.00	264,301.50	15,068.50	
HGS LLC		533,000.00	533,000.00	-	
Sellers Brothers		24,500.00	24,500.00	-	
Froehling & Robertson		56,500.00	56,500.00	-	
Miller, Long, & Associates		9,625.00	9,625.00	-	
Cemetery Relocation		1,471,002.22	1,457,835.68	13,166.54	
Jones Lang Lasalle		65,000.00	65,000.00	-	
Sellers Brothers		8,510.00	8,510.00	-	
Sign Enterprise, Inc.		70,096.60	34,725.00	35,371.60	
Transfer available funds to "Berry Hill Mega Park - Lot 4 Site Development" Project ⁸		-	11,203.15	-	
City of Danville - Relocate Utility Lines		100,000.00	100,000.00	-	
VSBA Loan Interest		132,093.26	132,093.26	-	
Total	\$ 28,250,662.18	\$ 28,143,508.00	\$ 27,910,480.65	\$ 233,027.35	\$ 107,154.18

¹ This figure does not include the interest the City lost from the uninvested funds, which was paid to the City 1/3/2012 and totaled \$144,150.41.

² Settlement fees were drawn from bonds issued for the Berry Hill project 12/1/2011.

³ This contract was originally for \$814,500, but has been amended to include a traffic impact analysis, and a cemetery survey. \$740,000 was covered by the FY09 Tobacco

⁴ RIFA paid the City back for all advances on 1/3/2012.

⁵ The RIFA Board approved to utilize the remaining funds from the Mega Park bond funds and approximately \$65,000 of the 'Funds Available for Appropriation' towards the local

⁶ Due to the expiration of the Tobacco Commission FY10 SSED Allocation, the RIFA Board approved on 1/14/2013 to utilize \$11,854.39 of the 'Funds Available for Appropriation' to

⁷ Unencumbered the remaining \$11,203.15 due to termination of contract.

⁸ As approved by RIFA Board on 10/16/2014

Danville-Pittsylvania Regional Industrial Facility Authority
Southern Virginia Megasite at Berry Hill - Lot 4 Site Development
As of August 31, 2026

	<u>Funding</u>	<u>Budget / Contract Amount</u>	<u>Expenditures</u>	<u>Encumbered</u>	<u>Unexpended / Unencumbered</u>
Funding					
Tobacco Commission FY12 Megasite Allocation	\$ 6,208,153.00				
Local Match for TIC FY12 Megasite Allocation - County Portion ¹	750,000.00				
Local Match for TIC FY12 Megasite Allocation - City Portion ¹	750,000.00				
Local Match for TIC FY12 Megasite Allocation - RIFA Portion ²	181,000.00				
Transfer in from "Mega Park - Funding Other than Bond Funds" Budget ³	11,203.15				
Transfer to Other Income - Unrestricted Funds	152,170.40				
Transfer from SVM Berry Hill Lots 1 & 2	138,000.00				
Expenditures					
Dewberry Engineers Inc.		1,707,562.81	1,707,562.81	-	
Jones Lang LaSalle		95,000.00	95,000.00	-	
Jones Lang LaSalle - Economic Analysis		12,000.00	12,000.00	-	
VA Water Protection Permit Fee		57,840.00	57,840.00	-	
Wetlands Studies and Solutions, Inc.		77,027.64	77,027.64	-	
Banister Bend Farm, LLC - Wetland and Stream Credits		122,968.00	122,968.00	-	
DEQ - Construction Activity General Permit		11,860.00	11,860.00	-	
Haymes Brothers, Inc. - Construction on Phase 1 Graded Pad		4,243,151.21	4,243,151.21	-	
Haymes Brothers, Inc. - Phase 1 Pad A Extension/Expansion		1,679,616.89	1,679,616.89	-	
Haymes Brothers, Inc. - Phase 1 Development		290,500.00	290,500.00	-	
Transfers to "General Expenditures Fiscal Year 2015" Contingency ³					
Jones Lang LaSalle - Market Analysis Study		(95,000.00)	(95,000.00)	-	
Jones Lang LaSalle - Economic Analysis		(12,000.00)	(12,000.00)	-	
Total	\$ 8,190,526.55	\$ 8,190,526.55	\$ 8,190,526.55	\$ -	\$ -

¹ \$300,000 of this was received from each locality 6-2014. \$450,000 received 8-2014. \$450,000 received 9-2014.

² The RIFA Board approved on 2/11/2013 to transfer the remaining funds of \$175,316.17 from the "Funds Available for Appropriation" budget sheet and funds of \$5,683.83 from the "Rent, Interest, and Other Income Realized" budget sheet to use for the RIFA local match to Tobacco Commission grant #2491 for Berry Hill Mega Park Lot 4 Site Development.

³ As approved by RIFA Board on 10/16/2014 (\$108,603.35 of expenditures for Dewberry Engineers, Inc. was also transferred from remaining unexpended and unencumbered costs under Amendment #4)

Danville-Pittsylvania Regional Industrial Facility Authority
Southern Virginia Megasite at Berry Hill - Lots 1&2 Site Development
As of August 31, 2026

	<u>Funding</u>	<u>Budget / Contract Amount</u>	<u>Expenditures</u>	<u>Encumbered</u>	<u>Unexpended / Unencumbered</u>
Funding					
TIC #3358 Berry Hill Industrial Park - Site Improvements for Project Lignum	\$ 1,908,919.52				
TIC #3358 Local Match (County)	970,707.92				
TIC #3358 Local Match (City)	970,707.92				
VBRSP Site Development Grant from VEDP	1,217,118.49				
VBRSP Site Development Grant from VEDP (City)	216,546.00				
VBRSP Site Development Grant from VEDP (County)	216,546.00				
Transfers to/from other funding sheets	(1,476,654.67)				
Expenditures					
Dewberry Engineers Inc.		420,540.00	414,040.00	6,500.00	
Virginia Nutrient Bank		84,420.00	84,420.00	-	
Jimmy R. Lynch & Sons, Inc.		3,482,831.18	3,482,831.18	-	
Treasurer of Virginia		6,100.00	6,100.00	-	
Fifth Mountain Engineering		30,000.00	30,000.00	-	
Total	\$ 4,023,891.18	\$ 4,023,891.18	\$ 4,017,391.18	\$ 6,500.00	\$ (0.00)

Danville-Pittsylvania Regional Industrial Facility Authority

Southern Virginia Megasite at Berry Hill - Water & Sewer

As of August 31, 2026

	<u>Funding</u>	<u>Budget / Contract Amount</u>	<u>Expenditures</u>	<u>Encumbered</u>	<u>Unexpended / Unencumbered</u>
Funding					
TIC #2641 Phase I Sanitary Sewer					
Tobacco Commission Grant 2641	\$ 4,840,977.86				
Local Match for Contractual Services	274,926.43				
Local Match for Property & Imp.	262,960.00				
TIC #3011 Water System Improvements Phase II					
Tobacco Commission Grant 3011	2,241,567.00				
Local Match for Property & Imp.	224,160.00				
City of Danville Utilities	3,716,897.35				
Expenditures					
Dewberry Engineers Inc.		912,309.99	888,109.99	24,200.00	
Haymes Brothers, Inc. - Phase I Sanitary Sewer		5,092,668.30	5,092,668.30	-	
Haymes Brothers, Inc. - Phase I Sanitary Sewer (City)		3,210,312.35	3,210,312.35	-	
C.W. Cauley & Son - Phase 1 Water		1,021,345.00	1,021,345.00	-	
Norfolk Southern Railway Company		22,300.00	22,300.00	-	
Pittsylvania County Service Authority		1,475.00	1,475.00	-	
Treasurer of Virginia		7,900.00	7,900.00	-	
AECOM		5,000.00	5,000.00	-	
BH Media Group, Inc.		296.00	296.00	-	
Danville Register & Bee		600.00	600.00	-	
City of Danville - Reimburse from Grant #3011		1,220,222.00	1,220,222.00	-	
Total	\$ 11,561,488.64	\$ 11,494,428.64	\$ 11,470,228.64	\$ 24,200.00	\$ 67,060.00

Danville-Pittsylvania Regional Industrial Facility Authority

Cyber Park Site Development

As of August 31, 2026

	<u>Funding</u>	<u>Budget / Contract Amount</u>	<u>Expenditures</u>	<u>Encumbered</u>	<u>Unexpended / Unencumbered</u>
Funding					
MEP TROF Loan	\$ 270,000.00				
Transfer from Other Income		152,090.00			
Transfer from SVM at BH Lots 1& 2		1,988,100.25			
Expenditures					
Dewberry Engineers Inc.		114,250.00	114,250.00	-	
Making Everything Possible LLC (Incentives)		270,000.00	270,000.00	-	
Virginia Nutrient Bank		37,840.00	37,840.00	-	
Sellers Brothers		1,988,100.25	1,988,100.25	-	
Total	\$ 2,410,190.25	\$ 2,410,190.25	\$ 2,410,190.25	\$ -	\$ -

Danville-Pittsylvania Regional Industrial Facility Authority
Rent, Interest, and Other Income Realized for Fiscal Year 2027
As of August 31, 2026

Source of Funds	Funding		Expenditures FY2027	Unexpended / Unencumbered
	Carryforward from FY2026	Receipts Current Month		
<u>Carryforward</u>	\$ 3,294,854.59			
<u>Current Lessees</u>				
Institute for Advanced Learning and Research (IALR) ¹		\$ 23,358.02	\$ 70,074.06	
Capital Outdoor, Inc.		-	2,000.00	
Crown Castle		1,802.50	3,605.00	
Averett University		25,312.50	50,625.00	
Total Rent		\$ 50,473.02	\$ 126,304.06	
<u>Interest Received</u> ²		\$ 19,090.31	\$ 19,090.31	
<u>Miscellaneous Income</u>		\$ -	\$ 406,472.00	
Expenditures				
Hawkins Research Bldg. Property Mgmt. Fee			\$ 46,716.04	
Clean up of Gilbert St			\$ 3,200.00	
Transfers to other funding sheets			\$ 543,302.00	
Totals	\$ 3,294,854.59	\$ 69,563.33	\$ 551,866.37	\$ 593,218.04
				\$ 3,253,502.92
			Restricted ¹	\$ 336,184.72
			Unrestricted	\$ 407,152.03
			Committed	\$ 2,510,166.17

¹ Please note that rent proceeds must be used in accordance with the U.S. Economic Development Administration's (EDA) Standard Terms and Conditions

² Please note that this is interest received on RIFA's operating account & general money market account.

Danville-Pittsylvania Regional Industrial Facility Authority
Monthly Disbursements
August 2026

Check Number	Date	Vendor Name	Paid Amount
	8/6/2026	City of Danville	65.97
	8/6/2026	City of Danville	40.50
2839	8/10/2026	IALR	23,358.02
2840	8/10/2026	IALR	513.36
2841	8/10/2026	Luck's Lawn Care	3,200.00
2842	8/10/2026	Sellers Brothers	5,950.00
	8/25/2026	VSBFA	13,039.22

Danville-Pittsylvania Regional Industrial Facility Authority
Statement of Net Position ^{1, 2}
August 31, 2026*

	Unaudited FY 2027
Assets	
<u>Current assets</u>	
Cash - checking	\$ 323,417
Cash - money market	4,561,938
Accounts receivable	2,280
<i>Total current assets</i>	<u>4,887,635</u>
<u>Noncurrent assets</u>	
Capital assets not being depreciated	24,837,214
Capital assets being depreciated, net	26,196,712
Construction in progress	39,004,530
<i>Total noncurrent assets</i>	<u>90,038,456</u>
Total assets	<u>94,926,091</u>
Liabilities	
<u>Current liabilities</u>	
Accrued interest	350,926
Accounts Payable	609,994
Unearned income	417
Economic development payable - current portion	74,235
Loans payable - current portion	44,447
<i>Total current liabilities</i>	<u>1,080,019</u>
<u>Noncurrent liabilities</u>	
Loans payable - less current portion	8,652,380
<i>Total noncurrent liabilities</i>	<u>8,652,380</u>
Total liabilities	<u>9,732,399</u>
Net Position	
Net investment in capital assets	81,341,629
Unrestricted	3,852,063
Total net position	<u>\$ 85,193,692</u>

¹ Please note this balance sheet does not include the Due to/Due from between the County and the City since it nets out and only changes at fiscal year-end.

² Please note this balance sheet does not include all general accounts receivable or accounts payable at the month-end date. This is because information regarding accrued receivables/payables is not available at the time of statement preparation.

*Please note these statements are for the period ended August 31, 2026 as of August 31, 2026, the date of preparation. Due to statement preparation occurring in close proximity to month-end, these statements may not include some pending adjustments for the period.

Danville-Pittsylvania Regional Industrial Facility Authority
Statement of Revenues and Expenses and Changes in Fund Net Position
August 31, 2026*

	Unaudited FY 2027
Operating revenues	
Rental income	105,999
Total operating revenues	<u>105,999</u>
Operating expenses⁴	
Mega Park expenses ³	7,200
Cane Creek Centre expenses ³	4,700
Cyber Park expenses ³	23,358
Other operating expenses	4,200
Total operating expenses	<u>39,458</u>
Operating income (loss)	<u>66,541</u>
Non-operating revenues (expenses)	
Interest income	19,090
Interest expense	(17,543)
Total non-operating expenses, net	<u>1,547</u>
Net income (loss) before capital contributions	<u>68,088</u>
Capital contributions	
Contribution - City of Danville	203,236
Contribution - Pittsylvania County	203,236
Total capital contributions	<u>406,472</u>
Change in net position	<u>474,560</u>
Net position at July 1, 2026	<u>84,719,132</u>
Net position at August 31, 2026	<u><u>\$ 85,193,692</u></u>

³ A portion or all of these expenses may be capitalized at fiscal year-end.

⁴ Please note that most non-cash items, such as depreciation and amortization, are not included here until year-end entries are made.

⁵ Please note this statement will change once all FY2026 entries are made and may also change depending on audit adjustments, if any, for FY2026 and the nature of those audit adjustments.

Danville-Pittsylvania Regional Industrial Facility Authority
Statement of Cash Flows
August 31, 2026*

	Unaudited FY 2027
Operating activities	
Receipts from leases	105,999
Other receipts	20,306
Payments to suppliers for goods and services	(391,070)
Net cash (used) provided by operating activities	(264,765)
Capital and related financing activities	
Capital contributions	406,472
Interest paid	(17,543)
Principal repayments of debt	(8,536)
Net cash provided by capital and related financing activities	380,393
Investing activities	
Interest received	19,090
Net cash provided by investing activities	19,090
Net Increase in cash and cash equivalents	134,718
Cash and cash equivalents - beginning of year	4,750,637
Cash and cash equivalents - through August 31, 2026	\$ 4,885,355
Reconciliation of operating loss before capital contributions to net cash used by operating activities:	
Operating income	\$ 66,541
Adjustments to reconcile operating income to net cash provided by operating activities:	
Changes in assets and liabilities:	
Change in other receivables	23,358
Change in accounts payable	(351,612)
Change in unearned income	(3,052)
Net cash (used) provided by operating activities	\$ (264,765)

Components of cash and cash equivalents at August 31, 2026:

American National - Checking	\$ 323,417
American National - General money market	4,561,938
	\$ 4,885,355



DANVILLE-PITTSYLVANIA
REGIONAL INDUSTRIAL FACILITY AUTHORITY

ITEM: 5.E.
DATE: September 14, 2026
FROM: Matt Rowe | Pittsylvania County Director of Economic Development
RE: Consideration of Resolution No. 2026-09-14-5E, approving the form of the Annual Report to County Board of Supervisors and City Council, pursuant to the Authority's Bylaws Article IX, Paragraph 1(c) – Mr. Rowe and – Michael B. Legg, Interim Director of Economic Development, City of Danville *[No written resolution.]*

ATTACHMENTS

None