

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY  
Minutes  
December 9, 2013

The Regular Meeting of the Danville-Pittsylvania Regional Industrial Facility Authority convened at 12:17 p.m. on the above date in the Danville Regional Airport Conference Room, 424 Airport Drive, Danville, Virginia. Present were City of Danville Members Chairman Sherman M. Saunders, Fred O. Shanks, III and Alternate J. Lee Vogler. Pittsylvania County Members present were Vice Chairman Coy E. Harville, James Snead, and alternate Jessie L. Barksdale.

City/County staff members attending were: City Manager Joe King, Assistant County Administrator for Planning & Development Gregory Sides, City of Danville Director of Public Works Ric Drazenovich, City of Danville Division Director of Planning Kenny Gillie, Director of Economic Development Jeremy Stratton, Governmental Affairs Consultant Lynwood Wright, City of Danville Finance Director/Authority Treasurer Barbara Dameron, City of Danville Senior Accountant Patricia Conner, Clement & Wheatley Attorney Michael Guanzon and Secretary to the Authority Susan DeMasi. Also present were Dewberry and Davis Project Manager Shawn Harden.

Chairman Saunders noted he would like to add a Closed Session to the Agenda. Mr. Harville **moved** to add Item 5.1, Closed Session to the Agenda. The Motion was **seconded** by Mr. Shanks and carried by the following vote:

VOTE: 4-0  
AYE: Harville, Snead, Saunders, Shanks (4)  
NAY: None (0)

**PUBLIC COMMENT PERIOD**

No one present desired to be heard.

**APPROVAL OF MINUTES OF THE NOVEMBER 14, 2013 MEETING**

Upon **Motion** by Mr. Shanks and **second** by Mr. Snead, Minutes of the November 14, 2013 meeting were approved as presented. Draft copies had been distributed to Authority Members prior to the Meeting.

**NEW BUSINESS**

**5A. UPDATES ON PROJECTS OF THE AUTHORITY**

City of Danville Economic Development Director Jeremy Stratton noted that the Executive Summary outlines the status of the companies in the Cane Creek Centre and Cyber Park. If members have any questions about any specific project he would be happy to answer them. Mr. Snead asked if there were any updates on Green Energy and Mr. Stratton noted they are hoping that their private equity source of funding will close before Christmas.

**5B. NOTICE FROM CITY PLANNING COMMISSION REGARDING REZONING APPLICATION**

City of Danville Division Director of Planning Kenny Gillie noted the City's Parks & Recreation is asking to rezone approximately 80.619 acres of a 102 acre tract to allow it to be consolidated with another tract to make the approximately 337 acre Angler's Park.

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Angler's Park. While called Angler's Park, it is not officially a park; the City is hoping by doing this rezoning and allowing the consolidation, to actually create that park. In order to consolidate property it has to share the same zoning classification, that is why staff is asking to down-zone it so it can be consolidated with the additional property to actually make the park. Mr. King noted as an adjoining property owner, of the Cyber Park, RIFA has the right to weigh in. Mr. Harville stated that on behalf of RIFA, he would like to make a recommendation that the RIFA board approve this and provide a letter of support. Mr. Shanks **seconded** Mr. Harville's motion. Mr. Shanks asked if this rezoning would have a negative impact on other uses. Mr. King noted that this property is better suited for park use and is not impinging on any future economic development project.

The **Motion** was carried by the following vote:

VOTE: 4-0  
AYE: Harville, Snead, Saunders, Shanks (4)  
NAY: None (0)

**5C. CONSIDERATION – RESOLUTION 2013-12-09-5C – APPROVING CERTAIN CONTRACT FOR PURCHASE OF UNIMPROVED PROPERTY**

RIFA Attorney Michael Guanzon noted this property is an adjacent property in support of the Tom's Fork Road property.

Mr. Snead **moved** adoption of *Resolution 2013-12-09-5C, approving that certain Contract for Purchase of Unimproved Property with Jeffrey Scott Jarrett as seller, for the Authority's purchase of approximately 3.1 acres out of Tract A-1 fronting on Sellers Road (GPIN 2347-23-3341), located in Pittsylvania County, Virginia, at a purchase price of \$107,880.00 (or \$34,800.00 per acre), such contract includes without limitation an earnest money deposit of \$5,394.00, and a minimum study period of 90 days; and the property would be added to, and made a part of, the Authority's Cane Creek Centre project located in Pittsylvania County, Virginia.*

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

VOTE: 4-0  
AYE: Harville, Snead, Saunders, Shanks (4)  
NAY: None (0)

**5D. FINANCIAL STATUS REPORT AS OF NOVEMBER 30, 2013**

City of Danville Senior Accountant Patricia Conner gave the Financial Status Report as of November 30, 2013 noting that under Cane Creek Bond Proceeds, about \$8,300 was spent purchasing the Harper properties, \$7,300 to ECS Mid Atlantic for surveys and site assessments, \$860 for Power Signs to change the name on the sign for Swedwood to Ikea and \$1,580 paid to Reynolds Clarke for survey work they did on the Jarrett property. General Expenditures for FY2014 show the \$67,000 amount carried forward that was left over from FY2013; \$372 was paid to O.F. Newman and Sons for padlocks for the Mega Park, \$1,700 for meals for the October 17<sup>th</sup> Board meeting and \$26 for Utilities. Berry Hill Mega Park Lot 4 Site Development shows payment of \$1,300 to Wetland Studies and Solutions. Under Rent, Interest and Other Income approximately \$9,400 is rent from the

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Institute and expenditures of \$19,000 for the Charles Hawkins' Management Fee for two months. Mr. Harville **moved** to accept the Financial Report as presented. The Motion was seconded by Mr. Shanks and **carried** by the following vote:

VOTE: 4-0  
AYE: Harville, Snead, Saunders, Shanks (4)  
NAY: None (0)

**5E. ELECTION AND REAPPOINTMENT OF OFFICERS**

Mr. Shanks **nominated** Coy Harville for Chairman of the RIFA Board. The Motion was seconded by Mr. Snead. Mr. Harville moved to close the nominations and was seconded by Mr. Snead. The **Motion** nominating Mr. Harville for Chairman was carried by the following vote:

VOTE: 4-0  
AYE: Harville, Snead, Saunders, Shanks (4)  
NAY: None (0)

Mr. Snead **nominated** Sherman Saunders as Vice Chairman of the RIFA Board. The Motion was seconded by Mr. Shanks. Mr. Harville moved that the nominations be closed and was seconded by Mr. Snead. The **Motion** nominating Mr. Saunders for Vice Chairman was carried by the following vote:

VOTE: 4-0  
AYE: Harville, Snead, Saunders, Shanks (4)  
NAY: None (0)

Mr. Harville moved that the RIFA Board reappoint Susan DeMasi as Secretary and Barbara Dameron as Treasurer. The **Motion** was seconded by Mr. Snead and carried by the following vote:

VOTE: 4-0  
AYE: Harville, Snead, Saunders, Shanks (4)  
NAY: None (0)

**5.1 CLOSED SESSION**

*Chairman Saunders noted that 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.** At 12:35 p.m., Mr. Harville **moved** that the Meeting of the Danville-Pittsylvania Regional Industrial Facility Authority be recessed in a Closed Meeting as permitted by Section 2.2-3711(A)(5) of the Code of Virginia, 1950, as amended, for discussion on a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the Authority's Mega Park project.

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

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VOTE: 4-0  
AYE: Harville, Snead, Saunders, Shanks (4)  
NAY: None (0)

On **Motion** by Mr. Harville and **second** by Mr. Snead and by unanimous vote at 1:12 p.m., the Authority returned to open meeting.

Mr. Snead **moved** adoption of the following Resolution:

WHEREAS, the Authority convened in Closed Meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Freedom of Information Act; and

WHEREAS, Section 2.2-3711 of the Code of Virginia, 1950, as amended, requires a Certification by the Authority that such Closed Meeting was conducted in conformity with Virginia Law;

NOW, THEREFORE, BE IT RESOLVED that the Authority hereby certifies that, to the best of each Member's knowledge, (i) only public business matters lawfully exempted by 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. Harville and carried by the following vote:

VOTE: 4-0  
AYE: Harville, Snead, Saunders, Shanks (4)  
NAY: None (0)

**COMMUNICATIONS**

Board Members wished everyone a Merry Christmas and Happy New Year.

MEETING ADJOURNED AT 1:15 P.M.

  
Chairman

  
Secretary to the Authority