

INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA
MINUTES OF MEETING
March 13, 2013

PURSUANT TO WRITTEN NOTICE DATED MARCH 7, 2014, A COPY OF WHICH IS ATTACHED HERETO, A MEETING OF THE BOARD OF DIRECTORS OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA, WAS HELD IN THE FOURTH FLOOR CONFERENCE ROOM OF THE MUNICIPAL BUILDING ON THURSDAY, MARCH 13, 2014 AT 10:00 A.M.

THE FOLLOWING MEMBERS WERE PRESENT AND ABSENT:

PRESENT: RICHARD L. TURNER, CHAIRMAN
 C. G. HAIRSTON, VICE CHAIRMAN
 MAX R. GLASS
 T. NEAL MORRIS
 SHIRLEY D. PRIMIANO, TREASURER
 RUSSELL D REYNOLDS
 LANDON R. WYATT, JR.

ABSENT:

ALSO PRESENT: W. CLARKE WHITFIELD, JR. CITY ATTORNEY
 KIMBERLY GIBSON FORD, SECRETARY
 KEN LARKING, DEPUTY CITY MANAGER
 LINWOOD WRIGHT, ECONOMIC DEVELOPMENT
 CORRIE TEAGUE, ECONOMIC DEVELOPMENT
 MICHAEL ADKINS, FINANCE

MR. TURNER, CHAIRMAN OF THE IDA CALLED THE MEETING TO ORDER AT 10:00 A.M.

MINUTES

COPIES OF THE MINUTES OF THE JANUARY 16, 2014 MEETING WERE DISTRIBUTED TO THE MEMBERS WITH THEIR AGENDA PACKET. A MOTION WAS MADE BY MR. MORRIS TO APPROVE THE MINUTES. THE MOTION WAS SECONDED BY MR. HAIRSTON AND CARRIED WITH MEMBERS PRESENT VOTING AS FOLLOWS:

MR. TURNER	- AYE
MR. HAIRSTON	- AYE
MR. WYATT	- AYE
DR. PRIMIANO	- AYE
MR. MORRIS	- AYE
MR. REYNOLDS	- AYE
DR. GLASS	- AYE

UPDATE ON FINANCES

MICHAEL ADKINS, THE DEPUTY DIRECTOR OF FINANCE, UPDATED THE MEMBERS ON FINANCIAL ACCOUNTS OF THE IDA.

A COPY OF THE REPORT IS ATTACHED TO THESE MINUTES AS APPENDIX A.

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE LAUNCH PLACE TO SUBLEASE 3 OFFICES, IDENTIFIED AS SUITES 201, 205, AND 209 AT 527 BRIDGE STREET.

A MOTION WAS MADE BY MR. WYATT TO PASS A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE LAUNCH PLACE TO SUBLEASE 3 OFFICES, IDENTIFIED AS SUITES 201, 205, AND 209 AT 527 BRIDGE STREET.. THE MOTION WAS SECONDED BY DR. PRIMIANO AND PASSED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. TURNER	- AYE
MR. HAIRSTON	- AYE
MR. WYATT	- AYE
DR. PRIMIANO	- AYE
MR. MORRIS	- AYE
MR. REYNOLDS	- AYE
DR. GLASS	- AYE

A COPY OF THE RESOLUTION IS ATTACHED TO THESE MINUTES AS APPENDIX B.

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE REPLACEMENT OF THE SPRINKLER SYSTEM COMPRESSOR AT 527 BRIDGE STREET IN AN AMOUNT NOT TO EXCEED \$6,500.

MR. HAIRSTON MADE A MOTION TO PASS A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE REPLACEMENT OF THE SPRINKLER SYSTEM COMPRESSOR AT 527 BRIDGE STREET IN AN AMOUNT NOT TO EXCEED \$6,500. THE MOTION WAS SECONDED BY MR. WYATT AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. TURNER	- AYE
MR. HAIRSTON	- AYE
MR. WYATT	- AYE
DR. PRIMIANO	- AYE
MR. MORRIS	- AYE

MR. REYNOLDS - AYE
DR. GLASS - AYE

A COPY OF THE REPORT IS ATTACHED TO THESE MINUTES AS APPENDIX C.

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE DEMOLITION OF 1206 WEST MAIN STREET (PARCEL 54629) TO INCLUDE ASBESTOS SURVEY AND REMOVAL.

A MOTION WAS MADE BY MR. MORRIS TO PASS A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE DEMOLITION OF 1206 WEST MAIN STREET (PARCEL 54629) TO INCLUDE ASBESTOS SURVEY AND REMOVAL. THE MOTION WAS SECONDED BY DR. PRIMIANO AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. TURNER - AYE
MR. HAIRSTON - AYE
MR. WYATT - AYE
DR. PRIMIANO - AYE
MR. MORRIS - AYE
MR. REYNOLDS - AYE
DR. GLASS - AYE

A COPY OF THE REPORT IS ATTACHED TO THESE MINUTES AS APPENDIX D.

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING AN AMENDED LEASE FOR LOU'S ANTIQUES.

A MOTION WAS MADE BY DR. PRIMIANO TO PASS A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING AN AMENDED LEASE FOR LOU'S ANTIQUES. THE MOTION WAS SECONDED BY MR. HAIRSTON AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. TURNER - AYE
MR. WYATT - AYE
MR. HAIRSTON - AYE
DR. PRIMIANO - AYE
MR. MORRIS - AYE
MR. REYNOLDS - AYE
DR. GLASS - AYE

A COPY OF THE REPORT IS ATTACHED TO THESE MINUTES AS APPENDIX E.

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING AN ADDENDUM TO CANE CREEK LOT 8 COOPERATION AGREEMENT.

MR. WYATT MADE A MOTION TO PASS A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING AN ADDENDUM TO CANE CREEK LOT 8 COOPERATION AGREEMENT. THE MOTION WAS SECONDED BY MR. HAIRSTON AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. TURNER	- AYE
MR. WYATT	- AYE
MR. HAIRSTON	- AYE
DR. PRIMIANO	- AYE
MR. MORRIS	- AYE
MR. REYNOLDS	- AYE
DR. GLASS	- AYE

A COPY OF THE REPORT IS ATTACHED TO THESE MINUTES AS APPENDIX F.

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA AWARDDING THE BID FOR THE CONTRACT FOR THE 321 CRAGHEAD ADAPTIVE USE PROJECT (ACRES WAREHOUSE) TO M.R. DISHMAN AND SONS, INC AND APPROVING AND AUTHORIZING THE RENOVATIONS TO THE BUILDING IN AN AMOUNT NOT TO EXCEED \$1,085,000.

A MOTION WAS MADE BY DR. PRIMIANO TO PASS A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA AWARDDING THE BID FOR THE CONTRACT FOR THE 321 CRAGHEAD ADAPTIVE USE PROJECT (ACRES WAREHOUSE) TO M.R. DISHMAN AND SONS, INC AND APPROVING AND AUTHORIZING THE RENOVATIONS TO THE BUILDING IN AN AMOUNT NOT TO EXCEED \$1,085,000. THE MOTION WAS SECONDED BY MR. WYATT AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. TURNER	- AYE
MR. WYATT	- AYE
MR. HAIRSTON	- AYE
DR. PRIMIANO	- AYE
MR. MORRIS	- AYE
MR. REYNOLDS	- AYE
DR. GLASS	- AYE

A COPY OF THE REPORT IS ATTACHED TO THESE MINUTES AS APPENDIX G.

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE EXTENSION OF THE PURCHASE AGREEMENT FOR THE SALE OF 442 MAIN STREET TO EARTHMARK DEVELOPMENT, LLC.

A MOTION WAS MADE BY DR. PRIMIANO TO PASS A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE EXTENSION OF THE PURCHASE AGREEMENT FOR THE SALE OF 442 MAIN STREET TO EARTHMARK DEVELOPMENT, LLC. THE MOTION WAS SECONDED BY MR. HAIRSTON AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. TURNER	- AYE
MR. WYATT	- AYE
MR. HAIRSTON	- AYE
DR. PRIMIANO	- AYE
MR. MORRIS	- AYE
MR. REYNOLDS	- AYE
DR. GLASS	- AYE

A COPY OF THE REPORT IS ATTACHED TO THESE MINUTES AS APPENDIX H.

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING A SIX MONTH EXTENSION TO ENGINEERED BIOPHARMACEUTICALS TO BUILD THEIR FACILITY IN THE CYBERPARK.

A MOTION WAS MADE BY MR. MORRIS TO PASS A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING A SIX MONTH EXTENSION TO ENGINEERED BIOPHARMACEUTICALS TO BUILD THEIR FACILITY IN THE CYBERPARK. THE MOTION WAS SECONDED BY MR. HAIRSTON AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. TURNER	- AYE
MR. WYATT	- AYE
MR. HAIRSTON	- AYE
DR. PRIMIANO	- AYE
MR. MORRIS	- AYE
MR. REYNOLDS	- AYE
DR. GLASS	- AYE

A COPY OF THE REPORT IS ATTACHED TO THESE MINUTES AS APPENDIX I.

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING A WATER TOWER LEASE BETWEEN THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA AND CELLCO PARTNERSHIP D/B/A/ VERIZON WIRELESS.

A MOTION WAS MADE BY DR. PRIMIANO TO PASS A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING A WATER TOWER LEASE BETWEEN THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA AND CELLCO PARTNERSHIP D/B/A/ VERIZON WIRELESS. THE MOTION WAS SECONDED BY MR. REYNOLDS AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. TURNER	- AYE
MR. WYATT	- AYE
MR. HAIRSTON	- AYE
DR. PRIMIANO	- AYE
MR. MORRIS	- AYE
MR. REYNOLDS	- AYE
DR. GLASS	- AYE

A COPY OF THE REPORT IS ATTACHED TO THESE MINUTES AS APPENDIX J.

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE PUBLIC WORKS DEPARTMENT OF THE CITY OF DANVILLE TO HANDLE THE MAINTENANCE RESPONSIBILITIES FOR IDA OWNED PROPERTIES.

A MOTION WAS MADE BY MR. WYATT TO PASS A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE PUBLIC WORKS DEPARTMENT OF THE CITY OF DANVILLE TO HANDLE THE MAINTENANCE RESPONSIBILITIES FOR IDA OWNED PROPERTIES. THE MOTION WAS SECONDED BY MR. MORRIS AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. TURNER	- AYE
MR. WYATT	- AYE
MR. HAIRSTON	- AYE
DR. PRIMIANO	- AYE
MR. MORRIS	- AYE
MR. REYNOLDS	- AYE
DR. GLASS	- AYE

A COPY OF THE REPORT IS ATTACHED TO THESE MINUTES AS APPENDIX K.

A RESOLUTION APPROVING AND AUTHORIZING THE BORROWING OF UP TO \$3,250,000 FOR THE CONSTRUCTION AND PERMANENT FINANCING FOR A NEW 40,000 SQUARE FOOT MANUFACTURING BUILDING LOCATED ON LOT 8 CANE CREEK PARKWAY.

A MOTION WAS MADE BY MR. HAIRSTON TO PASS A RESOLUTION APPROVING AND AUTHORIZING THE BORROWING OF UP TO \$3,250,000 FOR THE CONSTRUCTION AND PERMANENT FINANCING FOR A NEW 40,000 SQUARE FOOT MANUFACTURING BUILDING LOCATED ON LOT 8 CANE CREEK PARKWAY. THE MOTION WAS SECONDED BY DR. PRIMIANO AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. TURNER	- AYE
MR. WYATT	- AYE
MR. HAIRSTON	- AYE
DR. PRIMIANO	- AYE
MR. MORRIS	- AYE
MR. REYNOLDS	- AYE
DR. GLASS	- AYE

A COPY OF THE REPORT IS ATTACHED TO THESE MINUTES AS APPENDIX L.

CLOSED MEETING

NEXT, MR. MORRIS MOVED THE MEETING BE RECESSED AND THE BOARD IMMEDIATELY RECONVENE IN EXECUTIVE CLOSED MEETING FOR THE PURPOSE OF DISCUSSION CONCERNING A PROSPECTIVE BUSINESS OR INDUSTRY OR THE EXPANSION OF AN EXISTING BUSINESS OR INDUSTRY WHERE NO PREVIOUS ANNOUNCEMENT HAS BEEN MADE AS PERMITTED BY SUBSECTION (A) (5) OF SECTION 2.2-3711 OF THE CODE OF VIRGINIA, 1950, AS AMENDED; AND DISCUSSION OR CONSIDERATION OF THE ACQUISITION/DISPOSITION OF REAL PROPERTY FOR A PUBLIC PURPOSE WHERE DISCUSSION IN AN OPEN MEETING WOULD ADVERSELY IMPACT THE BARGAINING POSITION OF THE CITY AS PERMITTED BY SUBSECTION (A) (3) OF SECTION 2.2-3711 OF THE CODE OF VIRGINIA, 1950, AS AMENDED. THE MOTION WAS SECONDED BY MR. HAIRSTON AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. TURNER	- AYE
MR. WYATT	- AYE
MR. HAIRSTON	- AYE
DR. PRIMIANO	- AYE
MR. MORRIS	- AYE
MR. REYNOLDS	- AYE
DR. GLASS	- AYE

A COPY OF THE REPORT IS ATTACHED TO THESE MINUTES AS APPENDIX M.

MR. MORRIS MOVED THE MEETING IMMEDIATELY RECONVENE INTO AN OPEN MEETING. THE MOTION WAS SECONDED BY DR. PRIMIANO AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. TURNER	- AYE
MR. WYATT	- AYE
MR. HAIRSTON	- AYE
DR. PRIMIANO	- AYE
MR. MORRIS	- AYE
MR. REYNOLDS	- AYE
DR. GLASS	- AYE

UPON RECONVENING, MR. MORRIS MOVED THAT THE BOARD ADOPT A RESOLUTION CERTIFYING THAT TO THE BEST OF EACH MEMBER'S KNOWLEDGE THAT (1) ONLY PUBLIC BUSINESS MATTERS LAWFULLY EXEMPTED FROM OPEN MEETING REQUIREMENTS UNDER SECTION 2.2-3711 AND (2) ONLY SUCH PUBLIC BUSINESS MATTERS AS WERE IDENTIFIED IN THE MOTION BY WHICH THE CLOSED MEETING WAS CONVENED WERE HEARD, DISCUSSED OR CONSIDERED IN THE CLOSED MEETING. THE MOTION WAS SECONDED BY MR. HAIRSTON AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. TURNER	- AYE
MR. WYATT	- AYE
MR. HAIRSTON	- AYE
DR. PRIMIANO	- AYE
MR. MORRIS	- AYE
MR. REYNOLDS	- AYE
DR. GLASS	- AYE

A COPY OF THE REPORT IS ATTACHED TO THESE MINUTES AS APPENDIX N.

VERBAL MOTION TO ALLOW TENANTS/BUSINESS OPERATORS WHO LEASE IDA BUILDINGS TO DECIDE IF THEY WILL ALLOW THE WINDOWS TO BE PAINTED FOR AUTISM AWARENESS MONTH.

A VERBAL MOTION WAS MADE BY MR. WYATT TO ALLOW THE TENANTS/BUSINESS OPERATORS WHO LEASE IDA OWNED BUILDINGS TO DECIDE IF THEY WILL ALLOW THE WINDOWS TO BE PAINTED FOR AUTISM AWARENESS MONTH. THE MOTION WAS SECONDED BY MR. HAIRSTON AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. TURNER	- AYE
MR. WYATT	- AYE
MR. HAIRSTON	- AYE
DR. PRIMIANO	- AYE
MR. MORRIS	- AYE

MR. REYNOLDS - AYE
DR. GLASS - AYE

THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT
11:34 A.M.

KIMBERLY GIBSON FORD
SECRETARY

RICHARD L. TURNER
CHAIRMAN