

Danville-Pittsylvania Regional Industrial Facility Authority

**City of Danville, Virginia
County of Pittsylvania, Virginia**

AGENDA

October 13, 2015

12:00 P.M.

**Danville Regional Airport
Eastern Conference Room
424 Airport Drive, Danville, Virginia**

County of Pittsylvania Members

**Coy E. Harville, Vice Chairman
James H. Snead
Brenda H. Bowman, Alternate**

City of Danville Members

**Sherman M. Saunders, Chairman
Fred O. Shanks, III
J. Lee Vogler, Jr., Alternate**

Staff

**Joseph C. King, City Manager, Danville
Clarence C. Monday, Pittsylvania County Administrator
Clement Wheatley, Legal Counsel to Authority
Susan M. DeMasi, Authority Secretary
Michael L. Adkins, Authority Treasurer**

Danville-Pittsylvania Regional Industrial Facility Authority

1. MEETING CALLED TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT PERIOD

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 OF THE SEPTEMBER 14, 2015 MEETING

5. NEW BUSINESS

- A. Consideration of Resolution No. 2015-10-13-5A, approving new replacement signage of Stora Enso, successor by merger with Virdia, Inc., to be affixed in the Authority's CyberPark project located in the City of Danville, Virginia - Kenneth C. Gillie, Jr., City of Danville Director of Planning Division and Zoning Administrator *[No separate written resolution.]*
- B. Consideration of Resolution No. 2015-10-13-5B, approving a letter to Robert E. Gittler, U.S. Department of Commerce, Economic Development Administration, Philadelphia Regional Office, in support of previous grant funding for the development of Lots 3 and 9 in the Authority's Berry Hill Industrial Park project, located in Pittsylvania County, Virginia, and future economic development projects - Telly D. Tucker, Director of Economic Development, City of Danville, and Gregory L. Sides, Assistant County Administrator for Planning and Development, Pittsylvania County *[No separate written resolution.]*
- C. Financial Status Report as of September 30, 2015 – Michael L. Adkins, CPA, Authority Treasurer, and Patricia K. Conner, CPA, Assistant Finance Director, City of Danville

6. CLOSED SESSION

[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 Sections 2.2-3711(A)(5) of the Code of Virginia, 1950, as amended, for discussion concerning a prospective business where no previous announcement has been made of the business' interest in locating its facilities in the Authority's Berry Hill Industrial Park project located in Pittsylvania County, Virginia.

RETURN TO OPEN SESSION

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

Danville-Pittsylvania Regional Industrial Facility Authority

7. COMMUNICATIONS:

Brenda H. Bowman
Coy E. Harville
Sherman M. Saunders
Fred O. Shanks, III
James H. Snead
J. Lee Vogler, Jr.

Staff

8. ADJOURN

Danville-Pittsylvania Regional Industrial Facility Authority

Executive Summary

Agenda Item No.:	Item 4
Meeting Date:	10/13/2015
Subject:	Meeting Minutes
From:	Susan M. DeMasi, Authority Secretary

SUMMARY

Attached for the Board's approval are the Meeting Minutes from the Monday, September 14, 2015 meeting.

ATTACHMENTS

Meeting Minutes – 09/14/2015

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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 A. Snead and Alternate Brenda H. Bowman.

City/County staff members attending were: Pittsylvania County Administrator Clarence Monday, Deputy City Manager Ken Larking, Assistant County Administrator Otis Hawker, Director of Economic Development Telly Tucker, Assistant County Administrator for Planning & Development Gregory Sides, City of Danville Director of Public Works Ric Drazenovich, City of Danville Finance Director/Authority Treasurer Michael Adkins, City of Danville Assistant Finance Director Patricia Connor, Clement Wheatley Attorney Michael Guanzon and Secretary to the Authority Susan DeMasi.

Also present were Shawn Harden and Brian Bradner of Dewberry & Davis.

PUBLIC COMMENT PERIOD

No one desired to be heard.

4. APPROVAL OF MINUTES FOR THE AUGUST 10, 2015 MEETING

Upon **Motion** by Mr. Harville and **second** by Mr. Shanks, Minutes of the August 10, 2015 meeting were approved as presented. Draft copies had been distributed to Authority Members prior to the Meeting.

OLD BUSINESS

5. REVIEW AND DISCUSSION OF RESOLUTION NO. 2015-08-10-5A – REVISED

Mr. Guanzon noted this Resolution was approved and revised at the last meeting, but because the amendments were done orally, before it was approved for a vote, staff printed the Resolution to reflect those oral amendments. Technically, the Resolution has been approved and unless the Board sees that there is a revision or error that does not reflect their understanding, then no action is required on this item.

Mr. Harville requested Mr. Monday to comment as this matter came before the Board. Mr. Monday explained the Pittsylvania County Board of Supervisors just received an update from Mr. Sides regarding their HB 2 projects; two projects were discussed that were County projects and this one coming through the MPO. The Board of Supervisors will be considering a Resolution for the County projects at their next meeting.

Mr. Harville moved to approve Resolution 2015-08-10-5A Revised. The Motion was seconded by Mr. Harville.

Mr. Shanks noted he understood the Board Attorney had indicated the Board did not need to approve that Resolution and Mr. Guanzon stated the Board did not need to approve the revisions because they were already approved. Mr. Saunders questioned, after Mr. Guanzon's explanation, did the Board see this matter as a revision and Mr. Shanks noted he

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did not. Mr. Harville and Mr. Snead noted the Board should vote on it again for the record. Mr. Guanzon suggested the Board make a motion to ratify the Resolution.

Mr. Harville withdrew his original motion and made a motion to **Ratify** Resolution 2015-08-10-5A Revised (“*A Resolution of Endorsement and Recommendation of Danville and Pittsylvania County Urbanized Area Metropolitan Planning Organization for Virginia House Bill 2 Program Grant Funds for Fiscal Year 2017, regarding State Road 311 (Berry Hill Road) Access and Widening Project; and of Authorization of up to \$32,200 for Core Sampling for the Length of State Road 311 (Berry Hill Road)*”), as revised at the Authority’s August 10, 2015 meeting.

Mr. Snead withdrew his first second and **seconded** the ratification. The Motion was **carried** by the following vote:

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

NEW BUSINESS

6A. CONSIDERATION – RESOLUTION 2015-09-14-6A – APPROVING A WAIVER AND FORBEARANCE OF THE FULL REPAYMENT AMOUNT FROM ELKAY

Mr. Tucker introduced Mr. Bert Eades, Plant Manager of Elkay, formerly Yorktowne Cabinetry. Mr. Eades distributed a graph showing the transition the plant has gone through over the last couple of years. Mr. Eades explained after the recession and downturn in the economy, the plant went through a lot of change and identified the products the company needed to produce to remain viable. The graph shows Elkay’s production of the old Yorktowne product line the plant made up until this year, production of new products they have brought in as well as the forecast over the next few months showing the growth they expect. Mr. Eades noted he expects that growth to continue into 2016 and beyond as they revitalize the plant and the economy and housing recovers.

Mr. Harville questioned if the transition started in July of this year and Mr. Eades noted it did, it is when they completed all normal production of the older Legacy product and began producing only new products. Mr. Harville asked about the new enterprise software system and new equipment needed with this, and Mr. Eades noted they had to buy IT equipment including printers and computers, that the software system is how they run the plant. They spent approximately \$300,000 in capital projects to bring in new equipment and still have to spend about \$50,000 more to support these new products.

Mr. Tucker explained the Resolution before the Board is for the forbearance of the full repayment; last year the Board visited the same issue. The performance agreement that was approved by the Board provided a five year target for jobs each year; it also provided a repayment amount equal to \$208,363.26 if Elkay, formerly Yorktowne, did not meet their targets each year. Mr. Tucker explained the original agreement did not provide for a pro-ration of that amount if they partially met their performance. What is being requested and was approved last year, was a proportional forbearance based on the percentage of employees that have currently been hired. Even though they fell short, roughly 38% from their targeted goal, this will allow them to pay back 38% of the grant as opposed to the

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entire grant for that period. As of September 30, 2015, Elkay was required to have 320 employees or pay back \$208,363.26; they are asking instead to pay back \$76,834.52 which represents the shortfall in employment.

Mr. Shanks questioned the source of funding for this grant. Mr. Tucker noted his understanding was the grant was agreed upon in 2005 or 2006 and amended in 2009; it does not provide the source of the funds, but it is an agreement between the City of Danville and Pittsylvania County and RIFA. His assumption is both municipalities provided funds to cover the costs of the grant. Mr. Tucker noted there is one more year remaining with this agreement with a final number of 380 employees as the target. RIFA will revisit this again next year with potential payback if they don't meet 380 by September 30, 2016. Mr. Tucker noted they would verify the employment numbers through the Virginia Employment Commission.

Mr. Snead **moved** adoption of Resolution No. 2015-09-14-6A, *approving a waiver and forbearance of the full repayment amount due to the Authority in connection with the anticipated failure of Elkay Wood Products Company (surviving corporation by merger with Yorktowne Cabinetry, Inc.) to meet its 2015 Job Target pursuant to that certain Performance Agreement dated April 19, 2005, as amended, in exchange for the payment by Elkay Wood Products Company to the Authority by December 31, 2015, of a prorated amount equal to \$76,834.52.*

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

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

6B. CONSIDERATION – RESOLUTION 2015-09-14-6B APPROVING AMENDMENT #10

Mr. Sides noted the actual contract and executive summary had inadvertently not made it into the Agenda packet and explained he has distributed them to the Board and Staff. Mr. Sides reviewed his Executive Summary for the Board noting the next step after submitting the revised permit would be to prepare detailed engineering drawings and technical specifications for the Phase I development of the project. Staff has reviewed the contract amendment and met to identify that there is funding available for the amendment. Mr. Sides noted there is some level of risk to approve the engineering and pad design before the environmental permit is securely in hand. Staff recommendation is to approve the attached Contract Amendment #10 or delay approval pending the receipt of the permit.

Mr. Shanks confirmed the approval Mr. Sides discussed is for the smaller pad site, and that RIFA is still pursuing the larger pad site, through legislative means. Mr. Sides noted they were and explained in their immediate timeline, they are pursuing the permit to allow RIFA to do what they can do, then the grading and engineering would be based on that and ultimately through legislation pursuing the bigger lot. Mr. Vogler questioned the benefit of the Board approving this now before they know if they are going to get the permit and Mr. Sides noted he thought the only benefit is the timing situation. There have been some comments about wanting to proceed with the engineering so the project stays on track.

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Mr. Sides noted it is probably good engineering for them to be looking ahead, but there is a potential risk. If the contract is approved and the engineering work is done on a specific design before the environmental permit is in hand, then some of that work may not be of value or approved by the environmental permitting process. Mr. Shanks noted he hesitates to go any further on engineering until RIFA gets a permit; Mr. Vogler noted his agreement. Mr. Harville noted as of now he could not say go ahead because there are a lot of variables, and Mr. Snead noted he was reluctant as well. Ms. Bowman agreed with what is being said. Mr. Harville noted time was a concern, but the Chairman does have the authority, if a permit is approved, to call a meeting, the Board could expedite it within a few days and take action. There is nothing stopping the Board from having a called meeting for something like this.

Mr. Tucker asked to hear from Dewberry about the timeline difference between approval now versus waiting and what that means.

Mr. Bradner noted every comment was valid; the reason for the timing of this matter is really the deadline for grant funding for the lot grading which will be the end of 2016. Looking at the calendar date moving forward, there is roughly 75-90 days' worth of design time that has to be done to get things ready for a contract, then roughly nine to twelve month construction duration. Mr. Snead questioned the duration of the funding, and Mr. Harden explained the Tobacco Commission funding RIFA has for Lot 4 grading expires on December 31, 2016, which gives RIFA a little over a year to do design, get stormwater approvals and do the construction which staff is estimating to be between a nine and twelve month construction project before that funding has to go back to the Tobacco Commission. Mr. Shanks questioned if the Tobacco Commission extended deadlines for funding on previous work that has not been permitted and Mr. Tucker noted for other grants, yes, but not for the grading permit. Mr. Shanks noted he did not believe the Tobacco Commission would be unrealistic in extending funding once RIFA has a permit; he noted he believed it would be irresponsible to go ahead with the design prior to having the permit.

Mr. Harville **moved** that the Board **TABLE** Resolution No. 2015-09-14-6B, *approving Amendment #10 to Contract dated February 9, 2009, Engineering Services related to the Mega Park Master Plan, for (i) Phase 1 Pad Grading Construction Plans and Specifications at a lump sum fee of \$178,000; (ii) Construction Administration Services at a lump sum fee of \$85,000; and (iii) Construction Testing and Inspection Services at a budget estimate of \$175,000, at a total project estimate of \$438,000.*

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

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

6C. CONSIDERATION – RESCHEDULING OCTOBER 2015 RIFA MEETING

Mr. Guanzon noted according to RIFA by-laws, if the City of County offices are closed on a RIFA meeting date, then the RIFA meeting will automatically move to the next business day. If the Board takes no action right now, the October meeting scheduled for October 12, 2015, Columbus Day, where the County is closed on that day, the meeting will automatically be the next day, Tuesday, October 13, 2015. This matter allows everyone to know this is

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happening. If the Board would like the meeting to be on another day, this gives them an opportunity to change it. There were no changes requested from Board members.

Mr. Guanzon noted there is another issue for the November 9, 2015 RIFA meeting. There is a VACO conference on the same date and the meeting needs to be moved. The VACO conference will run through Tuesday, therefore, the Board needs to find another date to reschedule the meeting.

Mr. Harville **moved** that the November RIFA meeting be moved from Monday, November 9, 2015 to Monday, November 16, 2015. The Motion was **seconded** by Mr. Snead and carried by the following vote:

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

6D. FINANCIAL STATUS REPORT AS OF AUGUST 31, 2015

Mr. Adkins noted on the funding sheet for the \$7.3M Bonds for Cane Creek Centre, there was an expenditure in August of \$437.50 for legal fees. General Expenditures for FY15 has no activity; the General Expenditures for FY16 shows four expenditures: approximately \$908.00 for Public Works to install lights at the Cyber Park sign, \$95.00 in the miscellaneous category for check stock and office supplies, \$266.00 for meals and little over \$31.00 for the monthly utilities. Mega Park Funding show no expenditures in August and Lot 4 Site Development shows Wetland Studies and Solutions received \$1,429.50 in August. Rent, Interest and Other Income, because of timing, shows RIFA received two months of rent from the Institute totaling \$35,212.94, and one installment was paid to the Institute for the building management fee; the second month will be paid out today.

Mr. Harville **moved** to accept the Financial Status Report as of August 31, 2015 as presented. The Motion was **seconded** by Mr. Shanks and carried by the following vote:

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

7. COMMUNICATIONS

There were no communications from Board or staff.

The Meeting adjourned at 12:55 p.m.

Chairman

Secretary to the Authority

Danville-Pittsylvania Regional Industrial Facility Authority

Executive Summary

Agenda Item No.:	Item 5-A
Meeting Date:	10/13/2015
Subject:	Resolution 2015-10-13-5-A - Approval of Signage
From:	Kenneth C. Gillie, Jr., City of Danville Division Director of Planning and Zoning Administrator

SUMMARY

The Board will review a request to approve new replacement signage of Stora Enso, at the Cyber Park.

ATTACHMENTS

Signage pictures.



199 Sandy Court - Danville, VA 24541 - Phone: 434-793-7446 or 434-799-5806
Email: signcenter1@comcast.net - www.trophyandsigncenter.com

Phone 919.482.3115

Location C:\Users\Eddie\Desktop

Project Name storaoenso_logo_outside_sign.fs



QUOTE

Date 5/19/2015

PO#

Fax

Call When Ready Deliver

Invoice

1 - Exterior Formed Plastic Logo @ \$4395.88

w/LED's Red Glow @ \$5180.88

Installation of Sign on Storefront @ \$685.00

Notes

Cash Check Ck# _____ Charge Bill Other _____

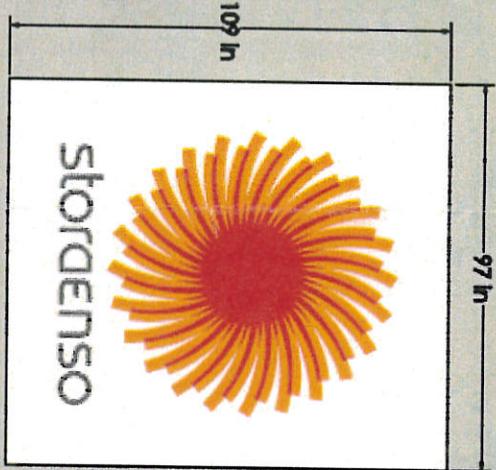
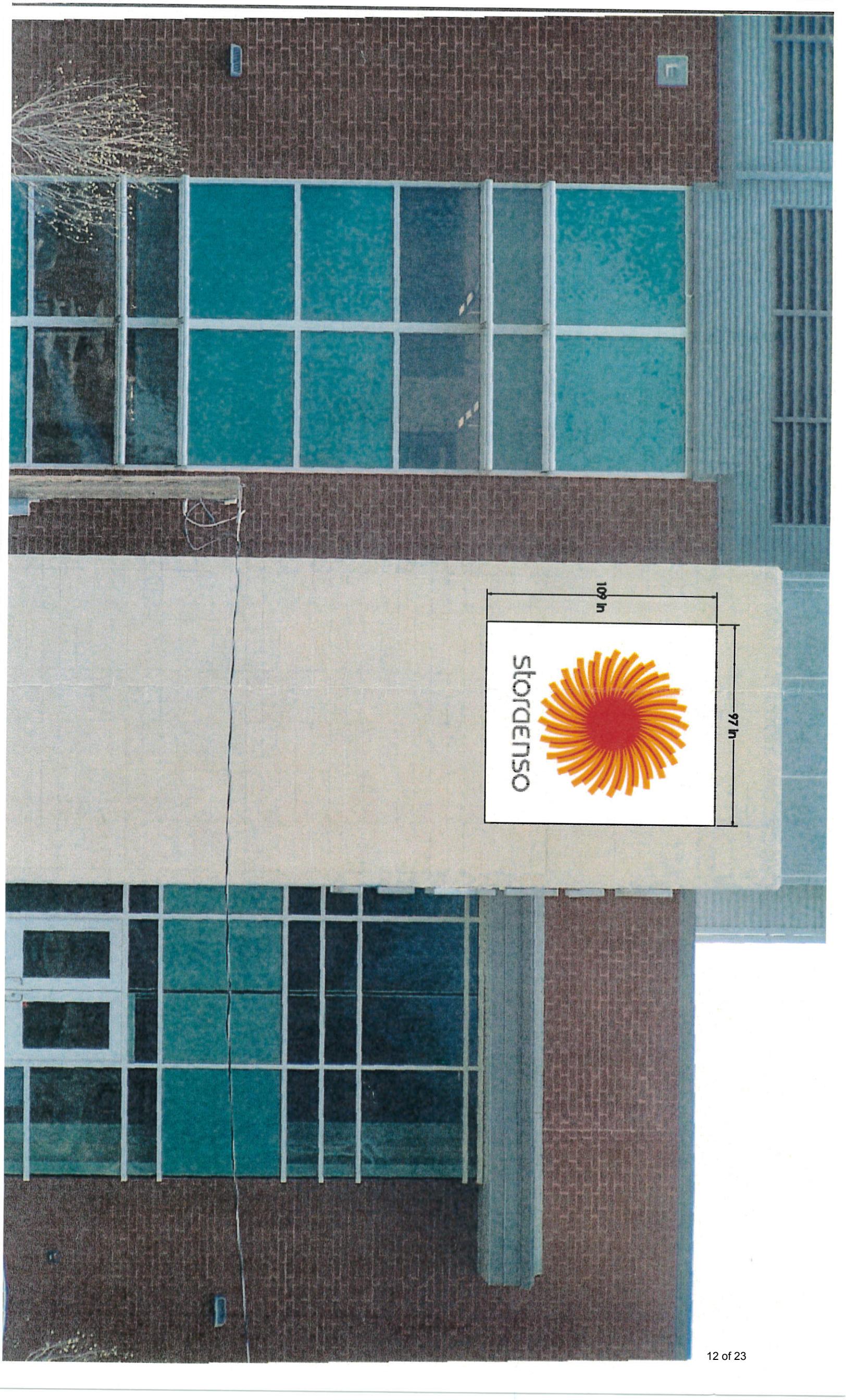
Customer Signature

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Cassi Damen
Stora Enso
228 Slayton Ave.
Danville Virginia 24541

Balance Due
\$0.00



Danville-Pittsylvania Regional Industrial Facility Authority

Executive Summary

Agenda Item No.:	Item 5-B
Meeting Date:	10/13/2015
Subject:	Resolution 2015-10-13-5-B Approval of Letter to EDA
From:	Telly D. Tucker, Director of Economic Development, Danville; Gregory L. Sides, Assistant County Administrator for Planning and Development, Pittsylvania County

SUMMARY

The Board will review a request to approve a letter to Robert E. Gittler, U.S. Department of Commerce regarding grant funding for the Berry Hill park.

ATTACHMENTS

A draft letter will be distributed to Board members at the October 13, 2015 meeting.

Danville-Pittsylvania Regional Industrial Facility Authority

Executive Summary

Agenda Item No.:

Meeting Date: 10/13/2015

Subject: Financial Status Reports – September 30, 2015

From: Michael L. Adkins, Authority Treasurer

SUMMARY

A review of the financial status reports through September 30, 2015 will be provided at the meeting. The financial status reports as of September 30, 2015 are attached for the DPRIFA Board's review.

RECOMMENDATION

Staff recommends approving the financial status reports as of September 30, 2015 as presented.

ATTACHMENTS

Financial Status Reports

Financial Status

Table of Contents

- A. \$7.3 Million Bonds - Cane Creek Centre
- B. General Expenditures for FY2016
- C. Mega Park – Funding Other than Bond Funds
- D. Berry Hill Mega Park – Lot 4 Site Development
- E. Rent, Interest, and Other Income Realized
- F. Unaudited Financial Statements

Danville-Pittsylvania Regional Industrial Facility Authority

\$7,300,000 Bonds for Cane Creek Centre - Issued in August 2005 ⁷

As of September 30, 2015

Funding	Funding	Budget / Contract Amount	Expenditures	Encumbered	Unexpended / Unencumbered
Funds from bond issuance	\$ 7,300,000.00				
Issuance cost	(155,401.33)				
Refunding cost ⁷	(52,500.00)				
Bank fees	(98.25)				
Interest earned to date	486,581.70				
Cane Creek Parkway ³		\$ 3,804,576.00	\$ 3,724,241.16	\$ -	
Swedwood Drive ²		69,414.00	69,414.00	-	
Cane Creek Centre entrance ³		72,335.00	53,878.70	-	
Financial Advisory Services		9,900.00	9,900.00	-	
Dewberry contracts ¹		69,582.50	69,582.50	-	
Dewberry contracts not paid by 1.7 grant ^{4,5}		71,881.00	25,274.12	46,606.88	
Land		-	2,792,945.57	-	
Demolition services		71,261.62	71,261.62	-	
Legal fees		-	57,156.80	-	
CCC - Lots 3 & 9 project - RIFA Local Share ⁶		142,190.00	112,464.98	-	
Other expenditures		-	339,846.72	-	
Total	\$ 7,578,582.12	\$ 4,311,140.12	\$ 7,325,966.17	\$ 46,606.88	\$ 206,009.07

notes:

¹ Dewberry Contracts consist of wetland, engineering, surveying and site preparation

² Funds being used to cover City and County matching contributions for a VDOT grant for Swedwood Drive

³ Project completed under budget

⁴ In September 2008 the outstanding principal balance of \$6,965,000 on the Series 2005 Cane Creek Project Revenue Bonds was tendered and not remarketed. These bonds were converted to bank bonds and are now subject to the Credit and Reimbursement agreement the Authority has with Wachovia Bank. The remarketing agent will continue its attempt to remarket these bonds in order to convert them back to Variable Rate Revenue Bonds. As a result, it is likely that the City and County will have to contribute additional funds in order to make future interest payments on the letter of credit attached to these bonds.

⁴ These contracts were originally to be paid by the \$1.7M Special Projects Grant, this grant has expired and the TIC did not issue an extension. The remaining amounts of the contract will be paid using bond funds.

⁵ The budget amount decreased \$71,279.61 from the September 30, 2010 reports. This amount represented the remaining budget amount carried from the \$1.7 SP grant upon its expiration for the following contracts: Wetland Delineation, Wetland Bank Plan Rev., Stream Concept Plan, & Stream Attribute Plan. Per Shawn Harden of Dewberry, these contracts are complete and finished under budget. The only contract that remains open is for Wetland Monitoring and the budget, expended, and encumbered amounts included here are only for this contract.

⁶ This line item represents the amount of expenditures on the "CCC - Lots 3 & 9" budget sheet that is covered by bond funds. RIFA's local share of 5% of these project costs is being covered by these bond funds. Project finished under original budget.

⁷ The \$7.3 million bonds were refunded on August 1, 2013 with the issuance of refunding bonds in the amount of \$5,595,000.

Road Summary-Cane Creek Parkway:	
English Contract-Construction	\$ 5,363,927.00
Change Orders	165,484.50
Expenditures over contract amount	3,579.50
(Less) County's Portion of Contract	(935,207.00)
(Less) Mobilization Allocated to County	(9,718.00)
Portion of English Contract Allocated to RIFA	4,588,066.00
Dewberry Contract-Engineering	683,850.00
Total Road Contract Allocated to RIFA	\$ 5,271,916.00

Funding Summary - Cane Creek Parkway	
VDOT	\$ 1,467,340.00
Bonds	3,804,576.00
	\$ 5,271,916.00

Danville-Pittsylvania Regional Industrial Facility Authority

General Expenditures for Fiscal Year 2016

As of September 30, 2015

	<u>Funding</u>	<u>Budget</u>	<u>Expenditures</u>	<u>Encumbered</u>	<u>Unexpended / Unencumbered</u>
Funding					
City Contribution	\$ 75,000.00				
County Contribution	75,000.00				
Carryforward from FY2015	85,503.42				
Contingency					
Miscellaneous contingency items		\$ 127,003.42	\$ 1,003.82	\$ -	\$ 125,999.60
Total Contingency Budget		127,003.42	1,003.82	-	125,999.60
Legal					
		80,000.00	-	-	80,000.00
Accounting					
		20,300.00	-	20,300.00	-
Annual Bank Fees					
		600.00	-	-	600.00
Postage & Shipping					
		100.00	-	-	100.00
Meals					
		4,000.00	531.90	-	3,468.10
Utilities					
		500.00	31.26	-	468.74
Insurance					
		3,000.00	-	-	3,000.00
Total	\$ 235,503.42	\$ 235,503.42	\$ 1,566.98	\$ 20,300.00	\$ 213,636.44

Danville-Pittsylvania Regional Industrial Facility Authority

Mega Park - Funding Other than Bond Funds

As of September 30, 2015

<u>Funding</u>	<u>Funding</u>	<u>Budget / Contract</u> <u>Amount</u>	<u>Expenditures</u>	<u>Encumbered</u>	<u>Unexpended /</u> <u>Unencumbered</u>
Funding					
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 Commission 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				
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	-	
Other					
Dewberry & Davis		28,965.00	28,965.00	-	
Dewberry & Davis ³		990,850.00	973,629.29	17,220.71	
Consulting Services - McCallum Sweeney ⁷		115,000.00	103,796.85	-	
Transfer available funds to "Berry Hill Mega Park - Lot 4 Site Development" Project ⁸		-	11,203.15	-	
Total	\$ 14,231,524.83	\$ 14,231,524.83	\$ 14,214,304.12	\$ 17,220.71	\$ (0.00)

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 Allocation. \$162,928 was covered by the FY10 Tobacco Allocation. \$87,922 will be covered with RIFA Funds.

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 match for the engineering portion of Tobacco Commission grant #1916 for the Berry Hill Mega Park.

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 cover the funding shortfall for the budgeted Dewberry & Davis contract.

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

Berry Hill Mega Park - Lot 4 Site Development

As of September 30, 2015

	<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				
Expenditures					
Dewberry Engineers Inc.		1,593,487.00	989,697.00	603,790.00	
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.		141,996.00	63,799.70	78,196.30	
Transfers to "General Expenditures Fiscal Year 2015" Contingency ³					
Dewberry Engineers Inc.		(108,603.35)	(108,603.35)	-	
Jones Lang LaSalle - Market Analysis Study		(95,000.00)	(95,000.00)	-	
Jones Lang LaSalle - Economic Analysis		(12,000.00)	-	(12,000.00)	
Total	\$ 7,900,356.15	\$ 1,684,719.65	\$ 1,002,733.35	\$ 681,986.30	\$ 6,215,636.50

¹ \$300,000 of this was received from each locality in June 2014. \$450,000 received in August 2014. \$450,000 received in September 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

Danville-Pittsylvania Regional Industrial Facility Authority

Rent, Interest, and Other Income Realized

As of September 30, 2015

Source of Funds	Funding Receipts			Expenditures FY2016	Unexpended / Unencumbered
	Carryforward from FY2015	Current Month	Receipts FY2016		
<u>Carryforward</u>	\$ 460,739.60				
<u>Current Lessees</u>					
Institute for Advanced Learning and Research (IALR) ¹					
Cyberpark					
Hawkins Research Bldg. at 230 Slayton Ave.			\$ 17,606.47	\$ 52,819.41	
Institute for Advanced Learning and Research (IALR)					
Cyberpark			-	-	
IALR Building at 150 Slayton Ave.			-	-	
Securitas			300.00	900.00	
Cyberpark					
Gilbert Building at 1260 South Boston Rd.					
Guilford Whitetail Management			-	-	
Berry Hill					
Klutz Farm off State Rd. 863/U.S. 311					
Mountain View Farms of Virginia, L.C.			-	-	
Berry Hill					
30 acre tract on Stateline Bridge Rd.					
Osborne Company of North Carolina, Inc.			-	-	
Berry Hill					
4380 Berry Hill Road Pastureland					
Clodfelter Hunting Lease			-	-	
Berry Hill					
371.13 acres off State Road 863					
<u>Total Rent</u>			\$ 17,906.47	\$ 53,719.41	
<u>Interest Received</u> ²			\$ 161.60	\$ 298.12	
<u>Yorktowne Repayment</u>			\$ -	\$ -	
<u>Expenditures</u>					
Hawkins Research Bldg. Property Mgmt. Fee				\$ 35,212.94	
Totals	\$ 460,739.60	\$ 18,068.07	\$ 54,017.53	\$ 35,212.94	\$ 479,544.19

Restricted ¹ \$ 374,997.53
Unrestricted \$ 104,546.66

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 only interest received on RIFA's general money market account.

Danville-Pittsylvania Regional Industrial Facility Authority
Statement of Net Position ^{1,2}
September 30, 2015*

	Unaudited FY 2016
Assets	
<i>Current assets</i>	
Cash - checking	\$ 1,054,040
Cash - money market	1,143,250
<i>Total current assets</i>	2,197,290
<i>Noncurrent assets</i>	
Restricted cash - project fund CCC bonds	259,116
Restricted cash - debt service fund CCC bonds	1,337,926
Restricted cash - debt service fund Berry Hill bonds	871,209
Restricted cash - debt service reserve fund Berry Hill bonds	2,000,200
Capital assets not being depreciated	25,071,362
Capital assets being depreciated, net	25,369,730
Construction in progress	4,051,228
<i>Total noncurrent assets</i>	58,960,771
Total assets	61,158,061
Liabilities	
<i>Current liabilities</i>	
Accrued interest	60,806
Bonds payable - current portion	1,128,450
<i>Total current liabilities</i>	1,189,256
<i>Noncurrent liabilities</i>	
Bonds payable - less current portion	8,060,090
<i>Total noncurrent liabilities</i>	8,060,090
Total liabilities	9,249,346
Net Position	
Net investment in capital assets	45,562,896
Restricted - debt reserves	4,209,335
Unrestricted	2,136,484
Total net position	\$ 51,908,715

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 September 30, 2015 as of October 7, 2015, 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
*September 30, 2015**

	Unaudited FY 2016
Operating revenues	
Virginia Tobacco Commission Grants	-
Reimbursement of incentive grants	-
Rental income	61,569
Total operating revenues	61,569
Operating expenses ⁴	
Mega Park expenses ³	23,820
Cane Creek Centre expenses ³	1,750
Cyber Park expenses ³	36,122
Professional fees	-
Insurance	2,207
Other operating expenses	658
Total operating expenses	64,557
Operating income	(2,988)
Non-operating revenues (expenses)	
Interest income	332
Interest expense	(15,263)
Total non-operating expenses, net	(14,931)
Net loss before capital contributions	(17,919)
Capital contributions	
Contribution - City of Danville	684,774
Contribution - Pittsylvania County	684,774
Total capital contributions	1,369,548
Change in net position	1,351,629
Net position at July 1, 2015	50,557,086
Net position at September 30, 2015	\$ 51,908,715

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.

Danville-Pittsylvania Regional Industrial Facility Authority
Statement of Cash Flows
*September 30, 2015**

	Unaudited FY 2016
Operating activities	
Receipts from grant reimbursement requests	\$ -
Receipts from reimbursement of incentive grants	-
Receipts from leases	53,718
Payments to suppliers for goods and services	(96,983)
Net cash used by operating activities	(43,265)
Capital and related financing activities	
Capital contributions	1,369,547
Interest paid on bonds	(22,893)
Principal repayments on bonds	-
Net cash provided by capital and related financing activities	1,346,654
Investing activities	
Interest received	332
Net cash provided by investing activities	332
Net increase in cash and cash equivalents	1,303,721
Cash and cash equivalents - beginning of year (including restricted cash)	5,362,020
Cash and cash equivalents - through September 30, 2015 (including restricted cash)	\$ 6,665,741
Reconciliation of operating loss before capital contributions to net cash used by operating activities:	
Operating loss	\$ (2,988)
Adjustments to reconcile operating loss to net cash used by operating activities:	
Non-cash operating in-kind expenses	-
Changes in assets and liabilities:	
Change in prepaids	2,437
Change in due from other governments	-
Change in other receivables	-
Change in accounts payable	(34,864)
Change in unearned income	(7,850)
Net cash used by operating activities	\$ (43,265)

Components of cash and cash equivalents at September 30, 2015:	
American National - Checking	\$ 1,054,040
American National - General money market	1,143,250
Wells Fargo - \$7.3M Bonds CCC Debt service fund	1,337,926
Wells Fargo - \$7.3M Bonds CCC Project fund	259,116
US Bank - \$11.25M Bonds Berry Hill Debt service fund	871,209
US Bank - \$11.25M Bonds Berry Hill Debt service reserve fund	2,000,200
	\$ 6,665,741