



**City of Danville, Virginia**  
**Industrial Development Authority of Danville**

P.O. Box 3300  
Danville, Virginia 24543

May 4, 2015

**NOTICE OF MEETING**

TO: T. Neal Morris                      Russell D. Reynolds  
C.G. Hairston                              Landon R. Wyatt  
Richard L. Turner                        Dr. Max Glass  
John Laramore

A meeting of the Industrial Development Authority of Danville, Virginia has been called by the Chairman for Tuesday, May 9, 2017, at **\*\* 10:30 a.m.\*\*** in the **\*\*\*City Council Conference Room, 4th Floor, Municipal Building, Room 425,\*\*\*** Danville, Virginia.

This is an important meeting and your attendance is respectfully urged. If you cannot attend, please call the City Attorney's Office at 434-799-5122, as soon as possible.

/s/ Kimberly Gibson Ford  
Kimberly Gibson Ford

Ken Larking, City Manager  
Earl Reynolds, Deputy City Manager  
W. Clarke Whitfield, Jr., City Attorney  
Telly D. Tucker, Director Economic Development  
Linwood Wright, Economic Development  
Corrie Teague, Economic Development  
Kim Custer, Economic Development  
Ken Gillie, Director of Community Development  
Michael Adkins, Director of Finance

**MEETING OF THE  
INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA  
TUESDAY, MAY 9, 2017**

**AGENDA**

CALL TO ORDER

ROLL CALL

INDUSTRIAL DEVELOPMENT AUTHORITY:

1. APPROVAL OF MINUTES FROM REGULARLY CALLED MEETING ON MARCH 14, 2017.
2. MONTHLY FINANCIAL REPORT BY MICHAEL ADKINS.

ITEMS FOR DISCUSSION

3. STAFF UPDATES FROM ECONOMIC DEVELOPMENT ON VARIOUS TOPICS.
4. A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE SALE OF PARCELS 21652 AND 26175 TO JAMES B. ALLEN AND GALE M. ALLEN.
5. A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA REAFFIRMING THE LEASE FOR WILBERT BENNETT FOR 127 NORTH UNION STREET.
6. A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING A REQUEST FOR BID PROPOSALS FOR THE ROOF REPLACEMENT AT 979 LOCKETT DRIVE.
7. CLOSED MEETING
8. A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING A NEW LEASE OR AN AMENDMENT TO THE CURRENT LEASE FOR NOBLIS CENTER FOR APPLIED HIGH PERFORMANCE COMPUTING LOCATED AT 522 BRIDGE STREET.

9. A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE PAYMENT OF UP TO \$20,000 FOR PROJECT OVERSIGHT ON THE BUILDING BEING CONSTRUCTED FOR THE U.S. HEADQUARTERS FOR KYOCERA SGS TECH HUB LLC IN THE CYBER PARK.

ADJOURN

**INDUSTRIAL DEVELOPMENT AUTHORITY OF VIRGINIA  
MINUTES OF MEETING  
MARCH 14, 2017**

PURSUANT TO WRITTEN NOTICE DATED FEBRUARY 9, 2017, 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 TUESDAY, MARCH 14, 2017, AT 10:30 A.M.

THE FOLLOWING MEMBERS WERE PRESENT AND ABSENT:

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

ABSENT:           JOHN I. LARAMORE

ALSO PRESENT:   W. CLARKE WHITFIELD, JR., CITY ATTORNEY  
                  KIMBERLY FORD, LEGAL ASSISTANT  
                  KEN LARKING, CITY MANAGER  
                  TELLY TUCKER, ECONOMIC DEVELOPMENT  
                  LINWOOD WRIGHT, ECONOMIC DEVELOPMENT  
                  MICHAEL ADKINS, FINANCE DIRECTOR  
                  KEN GILLIE, COMMUNITY DEVELOPMENT DIRECTOR  
                  MADISON WHITTLE, COUNCIL MEMBER

T. NEAL MORRIS, CHAIRMAN, CALLED THE MEETING TO ORDER AT 10:31 A.M.

**MINUTES**

COPIES OF THE MINUTES OF THE FEBRUARY 14, 2017, MEETING WERE DISTRIBUTED TO THE MEMBERS WITH THEIR AGENDA PACKET. A MOTION WAS MADE BY MR. REYNOLDS TO APPROVE THE MINUTES. THE MOTION WAS SECONDED BY MR. HAIRSTON AND CARRIED WITH MEMBERS PRESENT VOTING AS FOLLOWS:

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

**UPDATE ON FINANCES**

COPIES OF THE CURRENT FINANCIAL STATEMENTS WERE DISTRIBUTED TO THE MEMBERS. A MOTION WAS MADE BY MR. TURNER TO APPROVE THE FINANCIAL REPORT. THE MOTION WAS SECONDED BY MR. HAIRSTON AND CARRIED WITH MEMBERS PRESENT VOTING AS FOLLOWS:

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

**PUBLIC COMMENT**

MR. CHRIS KULP, ATTORNEY FOR BONDS FOR THE IDA, SPOKE BRIEFLY ON DETAILS OF THE BOND RESOLUTION.

**RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF DANVILLE, VIRGINIA, APPROVING A PLAN TO REFINANCE CERTAIN ECONOMIC DEVELOPMENT PROJECTS THROUGH THE ISSUANCE OF A LEASE REVENUE BOND IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$6,000,000.**

MOTION MADE BY MR. WYATT; 2<sup>ND</sup> BY MR. REYNOLDS

VOTE CARRIED AS:

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

**STAFF COMMENTS**

MR. TUCKER, DIRECTOR OF ECONOMIC DEVELOPMENT, INVITED THE MEMBERS OF THE IDA TO ATTEND THE GROUND BREAKING CEREMONY AT THE BERRY HILL SITE ON MARCH 23, 2017 AT 2:00 PM.

MR. WRIGHT UPDATED THE IDA THAT THEY ARE STILL IN NEGOTIATIONS ON LEASE TERMS AT THIS WITH TIME MORISSETTE PAPER COMPANY. WHO IS REQUESTING THAT THEIR LEASE BE FOR THREE (3) YEARS WITH A ONE (1) YEAR OPT OUT CLAUSE, AND A PAYMENT OF \$5100.00 PER MONTH.

MR. WRIGHT UPDATED THE IDA IN REGARDS TO THE PROPERTY THEY OWN LOCATED AT 239 OLD MAYFIELD ROAD. ADVISING THE BUSINESS OWNER'S INTERESTED IN PURCHASING SAID PROPERTY, IS NOW REQUESTING TO LEASE, AS THEY ARE HAVING TROUBLE SECURING FINANCING. MR WRIGHT ADVISED THEY ARE STILL LOOKING FOR FINANCING AT THIS TIME AND THE OWNER'S NOW REALIZE THEY ARE GOING TO HAVE TO PUT IN SOME OF THEIR OWN MONEY IN ORDER TO SEURE FINANCING.

**RESOLUTIONS**

**A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING AN AMENDED LEASE FOR PIEDMONT POWDER COATING LOCATED AT 750 CRAGHEAD STREET.**

MOTION MADE BY MR. REYNOLDS; 2<sup>ND</sup> BY DR. GLASS

VOTE CARRIED AS:

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

MR. GILLIE SPOKE TO THE IDA REGARDING THE PHASE II ENVIRONMENTAL SITE ASSESSMENT THAT THE DEQ IS REQUESTING ON THE SCHOOLFIELD PROERTY LOCATED AT 1076 WEST MAIN STREET.

**A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING A PHASE II ENVIRONMENTAL SITE ASSESSMENT FOR THE SCHOOLFIELD SITE LOCATED AT 1076 WEST MAIN STREET AND TO CONTRIBUTE AN AMOUNT NOT TO EXCEED A COST OF \$3,000.**

MOTION MADE BY MR. HAIRSTON; 2<sup>ND</sup> BY MR. WYATT

VOTE CARRIED AS:

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

**A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA AUTHORIZING AND APPROVING THE GRANTING OF AN EASEMENT TO THE CITY OF DANVILLE FOR THE INSTALLATION OF UNDERGROUND ELECTRIC LINES ACROSS PARCEL #21396.**

MOTION MADE BY MR. HAIRSTON; 2<sup>ND</sup> BY MR. REYNOLDS

VOTE CARRIED AS: MR. MORRIS - AYE  
MR. WYATT - AYE  
MR. HAIRSTON - AYE  
MR. TURNER - AYE  
MR. REYNOLDS - AYE  
DR. GLASS - AYE

**A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA AUTHORIZING AND APPROVING THE GRANTING OF AN EASEMENT TO THE CITY OF DANVILLE FOR THE INSTALLATION OF UNDERGROUND ELECTRIC LINES ACROSS PARCEL #22078.**

MOTION MADE BY MR. HAIRSTON; 2<sup>ND</sup> BY MR. REYNOLDS

VOTE CARRIED AS: MR. MORRIS - AYE  
MR. WYATT - AYE  
MR. HAIRSTON - AYE  
MR. TURNER - AYE  
MR. REYNOLDS - AYE  
DR. GLASS - AYE

**A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING A LEASE AGREEMENT BETWEEN THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA AND MORISETTE PAPER COMPANY FOR 979 LOCKET DRIVE.**

MOTION MADE BY MR. TURNER; 2<sup>ND</sup> BY MR. HAIRSTON

VOTE CARRIED AS: MR. MORRIS - AYE  
MR. WYATT - AYE  
MR. HAIRSTON - AYE  
MR. TURNER - AYE  
MR. REYNOLDS - AYE  
DR. GLASS - AYE

MR. TURNER 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 AUTHORITY AS PERMITTED BY SUBSECTION

(A) (3) OF SECTION 2.2-3711 OF THE CODE OF VIRGINIA, 1950, AS AMENDED; AND CONSULTATION WITH LEGAL COUNSEL CONCERNING ACTUAL LITIGATION AND BRIEFINGS BY STAFF MEMBERS REGARDING SPECIFIC LEGAL MATTERS REQUIRING LEGAL ADVICE AS PERMITTED BY SUBSECTION (A) (7) OF SECTION 2.2-3711 OF THE CODE OF VIRGINIA, 1950 AS AMENDED.

MOTION MADE BY MR. TURNER; 2<sup>ND</sup> BY MR. HAIRSTON

VOTE CARRIED AS: MR. MORRIS - AYE  
MR. WYATT - AYE  
MR. HAIRSTON - AYE  
MR. TURNER - AYE  
MR. REYNOLDS - AYE  
DR. GLASS - AYE

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

VOTE CARRIED AS: MR. MORRIS - AYE  
MR. WYATT - AYE  
MR. HAIRSTON - AYE  
MR. TURNER - AYE  
MR. REYNOLDS - AYE  
DR. GLASS - AYE

UPON RECONVENING, MR. TURNER 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:

VOTE CARRIED AS: MR. MORRIS - AYE  
MR. WYATT - AYE  
MR. HAIRSTON - AYE  
MR. TURNER - AYE  
MR. REYNOLDS - AYE  
DR. GLASS - AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE,  
VIRGINIA APPROVING AND AUTHORIZING THE EXECUTION OF A PURCHASE  
CONTRACT AS WELL AS THE ACTUAL PURCHASE OF PARCEL NUMBERS 21322,  
21344, 22028, 23263, 23264, 23568, 23110, AND 26621 LOCATED ON  
MEMORIAL DRIVE FOR AN AMOUNT NOT TO EXCEED \$3,000,000 PLUS DUE  
DILIGENCE COSTS.

MOTION MADE BY MR. TURNER; 2<sup>ND</sup> BY MR. HAIRSTON

VOTE CARRIED AS:	MR. MORRIS	- AYE
	MR. WYATT	- AYE
	MR. HAIRSTON	- AYE
	MR. TURNER	- AYE
	MR. REYNOLDS	- AYE
	DR. GLASS	- AYE

MEETING ADJOURNED

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MR RUSSELL REYNOLDS  
SECRETARY

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T. NEAL MORRIS  
CHAIRMAN

PRESENTED: May 9, 2017

ADOPTED: May 9, 2017

RESOLUTION NO. 2017-\_\_\_\_.\_\_\_\_

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE SALE OF PARCELS 21652 AND 26175 TO JAMES B. ALLEN AND GALE M. ALLEN.

WHEREAS, the Industrial Development Authority of Danville Virginia ("IDA") owns Parcels 21652 and 26175 located at the corners of Lynn Street and Fitzgerald Street; and

WHEREAS, on July 12, 2016 the IDA approved and authorized the sale of Parcels 21652 and 26175 to Southside British Cars, LLC for \$11,500; and

WHEREAS, the owners of Southside British Cars, LLC, James B. Allen and Gale M. Allen, have requested that the IDA sell Parcels 21652 and 26175 to them in their individual capacities.

NOW THEREFORE, BE IT RESOLVED by the Industrial Development Authority of Danville, Virginia that, upon their request, it hereby authorizes and approves the sale of Parcels 21652 and 26175 to James B. Allen and Gale M. Allen for the sale price of \$11,500; and

BE IT FURTHER RESOLVED that that the purchase and sale contract between the Industrial Development Authority and Southside British Cars, LLC be assigned to James B. Allen and Gale M. Allen.

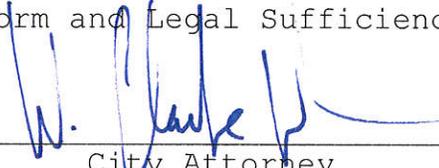
APPROVED:

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary

Approved as to  
Form and Legal Sufficiency:

  
\_\_\_\_\_  
City Attorney

**Executive Memo**

**Lease Reaffirmation for Wilbert Bennet for 127 Noth Union Street**

**Mr. Wilbert Bennett, the tenant at 127 N. Union Street is requesting that he not be terminated from his lease, but rather have the lease reaffirmed, as he has paid all back rent and is now current.**

**Attached: A copy of the Notice of Termination of Lease for reference.  
A copy of the Lease to be reaffirmed**

PRESENTED: May 9, 2017

ADOPTED: May 9, 2017

RESOLUTION NO. 2017-\_\_\_\_.\_\_\_\_

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA REAFFIRMING THE LEASE FOR WILBERT BENNETT FOR 127 NORTH UNION STREET.

WHEREAS, Wilbert Bennett was given notice on January 30, 2017 that his lease for 127 North Union Street would be terminated for non-payment; and

WHEREAS, Mr. Bennett has paid all back payments due for the lease of 127 North Union Street; and

WHEREAS, Mr. Bennett is requesting to continue his lease of 127 North Union Street.

NOW THEREFORE, BE IT RESOLVED by the Industrial Development Authority of Danville, Virginia that it hereby reaffirms the lease, substantially in the form attached hereto, between the Industrial Development Authority and Wilbert Bennett effective immediately; and

BE IT FURTHER RESOLVED, by the Industrial Development Authority of Danville, Virginia that the Chairman or any other officer is hereby authorized to execute any documentation necessary to complete the above described transaction.

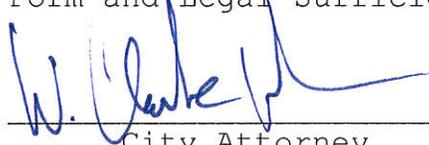
APPROVED:

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary

Approved as to  
Form and Legal Sufficiency:

  
\_\_\_\_\_  
City Attorney



## City of Danville, Virginia

Office of the  
City Attorney

P.O. Box 3300  
Danville, Virginia 24543

Telephone: 434-799-5122  
Facsimile: 434-797-8972

January 30, 2017

Wilbert Bennett  
228 Bethel Rd.  
Danville, VA 24540

### NOTICE OF TERMINATION OF LEASE

Dear Mr. Bennett:

As we have discussed before, you owe the Industrial Development Authority (IDA) <sup>2325.00</sup> ~~\$3,125.00~~ *A.S.* (three thousand one hundred twenty-five dollars and zero cents) for past rent obligations. This amount represents all rent due from March 1, 2014 until the date of this letter and minus any payments you have made.

Note that the lease agreement (copy enclosed), made December 15, 1998, states that either party to the lease may terminate the agreement by giving written notice to the other party two months in advance of the date the termination is to occur. Because of the substantial amount of back rent you owe, the IDA is exercising its right under the agreement to terminate the lease effective April 3, 2017. Please vacate the property by that date; if you have not done so by that time, the IDA will employ other means to re-take possession of 127 North Union Street.

Sincerely,

Alan Spencer  
Counsel for the Danville IDA

CC: Neal Morris, IDA Chairman  
Telly Tucker Dir. of Economic Development

*Hand delivered*  
*on 1-30-17*

*A.S.*

This Deed of Lease, made this 15 day of December, 98, between Ronald J. Thompson and L. Samuel Saunders, of the first part hereinafter referred to as Lessor, and Wilbert N. Bennett and ~~Devetta C. Bennett~~ WNB hereinafter after referred to as Lessee, of the second part.

WITNESSETH: That said party of the first part doth demise unto the said party of the second part, real estate situated at 127 North Union Street, Danville, Virginia (Containing approximately 1,100 square feet) to be occupied by lessee as a Barber Shop from the 1st day of February, 1999 for the term of one year from thence next ensuing, and to expire (provided the two months written notice be given by the lessor or lessee as hereinafter covenanted for) on the 31st day of January, 2000 yielding therefor the rent of \$3,420.00 per year, payable to said party of first part at 2321 Riverside Drive, Danville, VA 24540, in monthly installments of \$285.00 each on the 1<sup>st</sup> day of February, 1999, and of each succeeding month thereafter during said term or any renewals or continuation of same.

The said lessor covenants for the lessee quiet enjoyment of said premises, and that if the said building shall be so injured by fire as to render it untenable, this lease shall be terminated. Rent that is not received by Lessor within ten (10) days of the due date shall be subject to a \$15.00 late charge.

The said lessee covenants to pay rent in the manner above stated; That lessee will not assign or sublet without permission in writing, and that lessee will repair any breakage or damage caused by lessee or those under lessee, and leave the premises in as good repair as when received, reasonable wear and tear excepted; That lessee will use all due precaution to prevent the water and sewer pipes and fixtures from freezing or becoming stopped up, and if they should be damaged or stopped up that lessee will repair same at lessee's own cost; Lessee shall be responsible for maintaining the interior of the building and the heating and cooling system. Lessor shall be responsible for maintaining the roof and exterior of the building, except for any signs installed by Lessee. That the premises shall not be used for any other purpose or purposes than above specified, except it be endorsed on this lease; That all gas, water, and electricity bills which shall be unpaid at the termination of the tenancy shall be regarded as so much rent due to the lessor, and be recovered by all the remedies to which the lessor may be entitled for the recovery of rent.

It is especially covenanted and agreed by the parties hereto that this lease shall not expire on the 31 day of January, 2000, unless written notice is given by the party desiring to terminate it to the other party, at least two months before the said date of lessor's or lessee's intention to terminate same, and in event no such notice is given this tenancy shall continue, with all the conditions and covenants in this lease from year to year and a like notice shall be required to terminate said extended term, or any renewal or continuation of same.

The said lessee further covenants that upon such notice being given or received lessee will, at the expiration of the current term, deliver to the lessor, agent or assigns, quiet and peaceable possession of said premises, and surrender all keys; and that lessee will account for and return all lighting, heating, plumbing and other fixtures that are or shall be furnished by the lessor; and the lessor, immediately upon given or receiving such notice, shall have the right to placard said premises and to enter the same for that purpose, or to show same to prospective tenants; and that the lessor may re-enter for default of ten days in the payment of any installment of rent, or for the breach of any covenant herein contained.

Lessee takes the property in an as is condition.

Witness the following signatures and seals.

LESSEE  
LESSOR  
Wilbert N. Bennett (SEAL)  
\_\_\_\_\_  
(SEAL)

LESSOR  
LESSEE  
Ronald J. Thompson (SEAL)  
\_\_\_\_\_  
(SEAL)

**S & T REAL ESTATE, LLC  
C/O RONALD J. THOMPSON  
2321 RIVERSIDE DRIVE  
DANVILLE, VA 24541**

January 5, 2006

Wilbert N. Bennett  
Dba Simeon's Barber Shop  
127 North Union Street  
Danville, VA 24541

Dear Mr. Bennett:

Your current lease is dated February 1, 1999 and your rent was last adjusted effective February 1, 2003. **Please be advised that your rent will increase to \$315.00 per month effective February 1, 2006.**

This new rent computes to \$3,780 per year, which is only \$4.20 per square foot per annum, based upon the approximately 900 square feet in the space, not counting anything for upstairs.

If you have any questions please call Ronald or me.

Very truly yours,

L. Samuel Saunders  
Manager

**RONALD J. THOMPSON  
L. SAMUEL SAUNDERS**

**2321 RIVERSIDE DRIVE  
DANVILLE, VA 24540**

December 23, 2002

Wilbert N. Bennett  
dba Simeon's Barber Shop  
127 Union Street  
Danville, VA 24541

Dear Wilbert:

Your current lease is dated February 1, 1999 and provides for \$285.00 per month in rent. **Please be advised that your rent will increase to \$300.00 effective February 1, 2003.**

We appreciate having you as a tenant and hope that you think the increase is reasonable, especially when you consider that rent has not been increased for four years.

If you have any questions about the increase or the property, please feel free to call us.

Very truly yours,

Ronald J. Thompson

L. Samuel Saunders

**Executive Memo**

**Request for Bid Proposals for Roof Replacement  
979 Lockett Drive**

The IDA owns the building at 979 Lockett Drive, which we recently leased to Morrisette Paper Company, experiencing serious roof leakage. Bobby Adkins has assisted with temporary patching, but he recommends that the roof be replaced. He got one offer from Roofing Solutions, Inc. in Chatham to replace the roof at a price of \$107,400.

Staff has discussed with Gary Via, Purchasing Director, the advisability of bidding this work. Mr. Via strongly advises the IDA to do a request for proposals for this work, and staff is making this request to the board.

Staff will bring Adkins' correspondence to the meeting.

PRESENTED: May 9, 2017

ADOPTED: May 9, 2017

RESOLUTION NO. 2017-\_\_\_\_.\_\_\_\_

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING A REQUEST FOR BID PROPOSALS FOR THE ROOF REPLACEMENT AT 979 LOCKETT DRIVE.

NOW THEREFORE, BE IT RESOLVED by the Industrial Development Authority of Danville, Virginia that it does hereby approve and authorize a request for bid proposals for the replacement of the roof on the building located at 979 Lockett Drive; and

BE IT FURTHER RESOLVED that the Chairman, or in his absence any member, is authorized to execute any and all contracts or other documents in regards to the above roof replacement project.

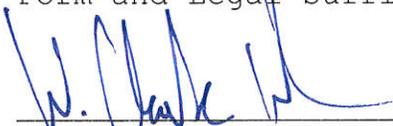
APPROVED:

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary

Approved as to  
Form and Legal Sufficiency:

  
\_\_\_\_\_  
City Attorney

## Executive Memo

### **Noblis Center for Applied High Performance Computing Expansion Funding Request**

Noblis Center for Applied High Performance Computing, located at 522 Bridge Street in Old Belt One, is planning an expansion of their Danville facility to create another 10 new full time positions at an average annual wage of \$75,000, and to upgrade additional I.T. equipment at the facility.

In lieu of a cash Technology Enhancement Grant incentive, they are requesting to sign a new 5-year lease with IDA, consideration for \$0.50 reduction in rent per square foot for every new job that is created (Capped at \$4.50).

Ten new full time positions could potentially result in a net rent reduction of \$4.50/SF over the life of the lease (Current rent is \$10/SF/YR). This could potentially have a cash value of up to \$376, 200 over the life of the 5-year lease. This would require that they maintain the existing 18 jobs plus the new 10 jobs could potentially result in 28 employees total at the facility.

Noblis would also be eligible for Tobacco Commission incentives and Enterprise Zone incentives.

PRESENTED:     MAY 9, 2017    

ADOPTED:     May 9, 2017    

RESOLUTION NO. 2017-\_\_\_\_.\_\_\_\_

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING A NEW LEASE OR AN AMENDMENT TO THE CURRENT LEASE FOR NOBLIS CENTER FOR APPLIED HIGH PERFORMANCE COMPUTING LOCATED AT 522 BRIDGE STREET.

WHEREAS, Noblis Center for Applied High Performance Computing ("Noblis"), leases a portion of the building located at 522 Bridge Street, from the Industrial Development Authority of Danville, Virginia ("IDA"); and

WHEREAS, Noblis is planning an expansion of the Danville Facility to create at least 10 new full time positions; and

WHEREAS, Noblis is also planning to upgrade additional IT equipment at the facility; and

WHEREAS, Noblis, in lieu of a cash Technology Enhancement Grant incentive, is requesting to amend their current lease or to sign a new lease to allow for 5 years from the date of the amendment or new lease with a reduction in rent of fifty cents (\$.50) per square foot for every new job created with a maximum reduction of four dollars and fifty cents (\$4.50) per square foot.

NOW THEREFORE, BE IT RESOLVED by the Industrial Development Authority of Danville, Virginia that it hereby approves and authorizes the execution of an amended lease or a new lease and all other documents necessary for the completion of the above referenced expansion for Noblis, in a form prepared by the City Attorney and subsequently approved by the City Attorney and Chairman of the IDA; and

BE IT FURTHER RESOLVED by the Industrial Development Authority of Danville, Virginia, that it hereby directs the Chairman, or in his absence any officer, to execute any and all documents necessary to complete the transaction described in this resolution.

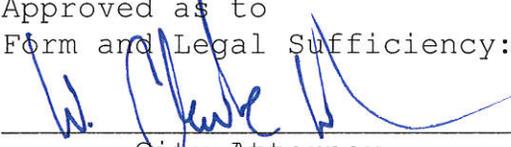
APPROVED:

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary

Approved as to  
Form and Legal Sufficiency:

  
\_\_\_\_\_  
City Attorney

**Executive Memo**

**Project Oversight by Public Works for  
U.S. Headquarters for Kyocera SGS Tech HUB LLC**

Under the terms of a performance agreement with Kyocera/SGS, the IDA is responsible for constructing a building to serve as the U. S. headquarters for Kyocera SGS Tech Hub LLC.

This building will be built at a contract price of \$4.5 million, and the purpose of this resolution is to enter into a formal agreement with the Public Works Department to provide 500 hours of project oversight time by Walter Lucas with an additional approximately 100 hours of time from Kent Shelton.

Staff recommends that the IDA board approve this resolution authorizing up to \$20,000 in charges for project oversight.

PRESENTED: May 9, 2017

ADOPTED: May 9, 2017

RESOLUTION NO. 2017-\_\_\_\_.\_\_\_\_

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE PAYMENT OF UP TO \$20,000 FOR PROJECT OVERSIGHT ON THE BUILDING BEING CONSTRUCTED FOR THE U.S. HEADQUARTERS FOR KYOCERA SGS TECH HUB LLC IN THE CYBER PARK.

WHEREAS, under the terms of a performance agreement with Kyocera SGS Tech Hub, LLC ("Kyocera"), the Industrial Development Authority of Danville, Virginia ("IDA") is having a building constructed in the Cyber Park for the U.S. Headquarters for Kyocera; and

WHEREAS, Kyocera has requested and the IDA has agreed to provide project oversight in an amount not to exceed \$20,000; and

WHEREAS, Rick Drazenovich, Director of Public Works has assigned this project to Walter Lucas with assistance from Kent Shelton.

NOW THEREFORE, BE IT RESOLVED by the Industrial Development Authority of Danville, Virginia that it hereby approves and authorizes the assignment of Public Works staff employee, Walter Lucas with the assistance of Kent Shelton to provide project oversight in an amount not to exceed \$20,000 for the construction of the Kyocera building in the Cyber Park; and

BE IT FURTHER RESOLVED, by the Industrial Development Authority of Danville, Virginia that the Chairman is hereby authorized to execute any and all other documentation necessary to complete the above described transaction.

APPROVED:

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary

Approved as to  
Form and Legal Sufficiency:

\_\_\_\_\_  
City Attorney