

**INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA  
MINUTES OF SPECIAL MEETING  
OCTOBER 13, 2015**

PURSUANT TO WRITTEN NOTICE DATED OCTOBER 9, 2015, 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, OCTOBER 13, 2015, AT 11:00 A.M.

THE FOLLOWING MEMBERS WERE PRESENT AND ABSENT:

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

ABSENT:

ALSO PRESENT:   W. CLARKE WHITFIELD, JR. CITY ATTORNEY  
                  KIMBERLY FORD, LEGAL ASSISTANT  
                  TELLY TUCKER, ECONOMIC DEVELOPMENT DIRECTOR  
                  LINWOOD WRIGHT, ECONOMIC DEVELOPMENT  
                  CORRIE TEAGUE, ECONOMIC DEVELOPMENT  
                  MICHAEL ADKINS, FINANCE DIRECTOR

T. NEAL MORRIS, IDA CHAIRMAN, CALLED THE MEETING TO ORDER AT 11:00 A.M.

**INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA**

**MINUTES**

COPIES OF THE MINUTES OF THE SEPTEMBER 8, 2015, MEETING WERE DISTRIBUTED TO THE MEMBERS WITH THEIR AGENDA PACKET. A MOTION WAS MADE BY MR. WYATT 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
DR. PRIMIANO	- AYE
MR. HAIRSTON	- AYE
MR. TURNER	- AYE
MR. REYNOLDS	- AYE
DR. GLASS	- AYE

**UPDATE ON FINANCES**

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

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 DR. PRIMIANO AND CARRIED WITH MEMBERS PRESENT VOTING AS FOLLOWS:

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

**A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING THE FIRST AMENDMENT TO THE NOTE PURCHASE AND LOAN AGREEMENT BETWEEN THE INDUSTRIAL DEVELOPMENT AUTHORITY, CHATHAM HALL, AND SUNTRUST BANK.**

A MOTION WAS MADE BY MR. TURNER TO PASS A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING THE FIRST AMENDMENT TO THE NOTE PURCHASE AND LOAN AGREEMENT BETWEEN THE INDUSTRIAL DEVELOPMENT AUTHORITY, CHATHAM HALL, AND SUNTRUST BANK. THE MOTION WAS SECONDED BY MR. REYNOLDS WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

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

**THE ITEM REGARDING THE DISCUSSION OF THE TWO CURRENT MURALS WAS POSTPONED INDEFINITELY.**

**A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE RATIFYING OF PRIOR ACTION.**

A MOTION WAS MADE BY MR. HAIRSTON TO PASS A RESOLUTION FOR AND ON BEHALF OF THE INDUSTRIAL DEVELOPMENT AUTHORITY PRIOR TO THE DATE HEREOF IN ALL RESPECTS RATIFIED, APPROVED, AND CONFIRMED FOR THE EXECUTION FOR THE STAGING AREA AND INDEMNIFICATION AGREEMENT BETWEEN THE INDUSTRIAL DEVELOPMENT AUTHORITY AND CREWS CONSTRUCTION ON PROPERTY IDENTIFIED AS PARCEL 22443 TO TEMPORARILY PLACE CONSTRUCTION MATERIAL FOR THE CRAGHEAD STREET STORM DRAIN WATER PROJECT. THE MOTION WAS SECONDED BY DR. GLASS AND CARRIED WITH THE MEMBERS VOTING AS FOLLOWS:

MR. MORRIS	- AYE
MR. WYATT	- AYE
DR. PRIMIANO	- 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 REPLACEMENT OF THE AWNINGS AT 310 AND 312 MAIN STREET WITH NEW ONES OUT OF THE SUNBRELLA FABRIC AT A PRICE NOT TO EXCEED \$10,000.**

MR. TURNER MADE A MOTION TO PASS A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE REPLACEMENT OF THE AWNINGS AT 310 AND 312 MAIN STREET WITH NEW ONES OUT OF THE SUNBRELLA FABRIC AT A PRICE NOT TO EXCEED \$10,000. THE MOTION WAS SECONDED BY MR. HAIRSTON AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. MORRIS	- AYE
MR. WYATT	- AYE
DR. PRIMIANO	- 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 SALE OF THE ENTIRE 2.33 ACRES OF PARCEL #60538 TO BLUE RIDGE TOWERS.**

MR. WYATT MADE A MOTION TO PASS A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE SALE OF THE ENTIRE 2.33 ACRES OF PARCEL #60538 TO BLUE RIDGE TOWERS. THE MOTION WAS SECONDED BY MR. HAIRSTON AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

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

### CLOSED MEETING

NEXT, 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. THE MOTION WAS SECONDED BY DR. PRIMIANO AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS

MR. MORRIS	- AYE
MR. WYATT	- AYE
DR. PRIMIANO	- 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 DR. PRIMIANO AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. MORRIS	- AYE
MR. WYATT	- AYE
DR. PRIMIANO	- 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 DR. PRIMIANO AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. MORRIS - AYE  
MR. WYATT - AYE  
DR. PRIMIANO - 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 FORGIVABLE LOAN TO RIVER DISTRICT LOFTS, LOCK IN THE AMOUNT OF \$225,000 FOR THE REDEVELOPMENT OF 549 HIGH STREET.**

MR. WYATT MADE A MOTION TO PASS A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING A FORGIVABLE LOAN TO RIVER DISTRICT LOFTS, IN THE AMOUNT OF \$225,000 FOR THE REDEVELOPMENT OF 549 HIGH STREET. THE MOTION WAS SECONDED BY DR. PRIMIANO AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. MORRIS - AYE  
MR. WYATT - AYE  
DR. PRIMIANO - 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 AN OPTION AGREEMENT TO PURCHASE 518 CRAGHEAD STREET BETWEEN THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE AND A PROSPECTIVE PURCHASER KNOWN AS PROJECT CRAGHEAD PROPERTIES.**

DR. PRIMIANO MADE A MOTION TO PASS A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE EXECUTION OF AN OPTION AGREEMENT TO PURCHASE 518 CRAGHEAD STREET BETWEEN THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA AND A PROSPECTIVE PURCHASER KNOWN AS PROJECT CRAGHEAD PROPERTIES. THE MOTION WAS SECONDED BY MR. HAIRSTON AND CARRIED WITH MEMBERS PRESENT VOTING AS FOLLOWS:

MR. MORRIS	- AYE
MR. WYATT	- AYE
DR. PRIMIANO	- 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 AN AGREEMENT TO SELL 528 THROUGH 536 CRAGEAD STREET (EXCLUDING THE REAR OF THE LOTS) FOR \$212,500 TO RICK BARKER AND/OR RICK BARKER PROPERTIES LLC.**

DR. PRIMIANO MADE A MOTION TO PASS A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT TO SELL 528 THROUGH 536 CRAGEAD STREET (EXCLUDING THE REAR OF THE LOTS) FOR \$212,500 TO RICK BARKER AND/OR RICK BARKER PROPERTIES, LLC. THE MOTION WAS SECONDED BY MR. HAIRSTON AND CARRIED WITH MEMBERS PRESENT VOTING AS FOLLOWS:

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

THERE BEING NO FURTHER BUSINESS, THE REGULAR IDA MEETING ADJOURNED AT 11:55 P.M.

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DR. SHIRLEY PRIMIANO  
SECRETARY

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T. NEAL MORRIS  
CHAIRMAN