

INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA
MINUTES OF SPECIAL MEETING
July 15, 2015

PURSUANT TO WRITTEN NOTICE DATED JULY 10, 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 THURSDAY, JULY 15, 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.
 RUSSELL D REYNOLDS
 MAX R. GLASS

ABSENT:

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

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

MR. WHITFIELD ADVISED THAT THE IDA BOARD NEEDED TO ELECT OFFICERS.

MR. WHITFIELD ASKED FOR NOMINATION FOR CHAIRMAN, VICE CHAIRMAN, SECRETARY, AND TREASURER.

ON MOTION OF MR. TURNER AND THERE BEING NO OTHER NOMINATIONS MR. MORRIS WAS ELECTED BY ACCLAMATION TO SERVE ONE YEAR AS CHAIRMAN.

ON MOTION OF DR. PRIMIANO AND THERE BEING NO OTHER NOMINATIONS MR. HAIRSTON WAS ELECTED BY ACCLAMATION TO SERVE ONE YEAR AS VICE CHAIRMAN.

ON MOTION OF MR. TURNER AND THERE BEING NO OTHER NOMINATIONS DR. PRIMIANO WAS ELECTED BY ACCLAMATION TO SERVE ONE YEAR AS TREASURER.

ON MOTION OF DR. PRIMIANO AND THERE BEING NO OTHER NOMINATIONS MR. TURNER WAS ELECTED BY ACCLAMATION TO SERVE ONE YEAR AS TREASURER.

MINUTES

COPIES OF THE MINUTES OF THE JUNE 9, 2015 MEETING WERE DISTRIBUTED TO THE MEMBERS WITH THEIR AGENDA PACKET. A MOTION WAS MADE BY MR. REYNOLDS TO APPROVE THE MINUTES AS PRESENTED. THE MOTION WAS SECONDED BY MR. TURNER 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 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 SALE OF 308 COURT STREET (PARCEL 20136) AND 521 LOYAL STREET (PARCEL 20134) TO KEN JONES FOR THE EXPANSION OF HIS BUSINESS URBAN FITNESS.

A MOTION WAS MADE BY MR. WYATT TO PASS A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE SALE OF 308 COURT STREET (PARCEL 20136) AND 521 LOYAL STREET (PARCEL 20134) TO KEN JONES FOR THE EXPANSION OF HIS BUSINESS URBAN FITNESS. THE MOTION WAS SECONDED BY DR. PRIMIANO AND PASSED 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 AN AMOUNT NOT TO EXCEED \$79,000 TO CONVERT WILSON STREET PARCELS 20138 AND 20137 AND COURT STREET PARCEL 26829 INTO A PUBLIC PARKING LOT.

MR. HAIRSTON MADE A MOTION TO PASS A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING AN AMOUNT NOT TO EXCEED \$79,000 TO CONVERT WILSON STREET PARCELS 20138 AND 20137 AND COURT STREET PARCEL 26829 INTO A PUBLIC PARKING LOT. THE MOTION WAS SECONDED BY MR. WYATT 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 UPDATING AND REPAIRS TO 310 AND 312 MAIN STREET IN AN AMOUNT NOT TO EXCEED \$103,700.

DR. PRIMIANO MADE A MOTION TO PASS A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING UPDATING AND REPAIRS TO 310 AND 312 MAIN STREET IN AN AMOUNT NOT TO EXCEED \$103,700. 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 AUTHORIZING AND APPROVING A LOAN NOT TO EXCEED A PRINCIPAL AMOUNT OF \$50,000 TO RIVER DISTRICT LOFTS, LLC AND ITS MEMBERS IN THEIR PERSONAL CAPACITY.

MR. WYATT MADE A MOTION TO PASS A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING A LOAN NOT TO EXCEED A PRINCIPAL AMOUNT OF \$50,000 TO RIVER DISTRICT LOFTS, LLC AND ITS MEMBERS IN THEIR PERSONAL CAPACITY. THE MOTION WAS SECONDED BY MR. TURNER 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, DR. PRIMIANO 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 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

DR. PRIMIANO MOVED THE MEETING IMMEDIATELY RECONVENE INTO AN OPEN MEETING. THE MOTION WAS SECONDED BY MR. TURNER 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, DR. PRIMIANO 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. WYATT 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

OTHER BUSINESS:

VERBAL MOTIONS

A VERBAL MOTION WAS MADE BY MR. TURNER TO ALLOW VINTAGES BY THE DAN TO SUBLEASE A PORTION OF THEIR LEASED PROPERTY TO LIZZO BOO. 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 VERBAL MOTION WAS MADE BY MR. HAIRSTON TO APPROVE AND AUTHORIZE THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA TO MAKE A PAYMENT OF \$10,503.16 GENTRY LOCKE FOR TAX CREDIT WORK, (GENTRY LOCK

HAS WRITTEN OFF A SUBSTANTIAL PORTION OF THE TOTAL BILL). 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

RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA RATIFYING PRIOR ACTION

MR. TURNER MADE A MOTION TO PASS A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA RATIFYING PRIOR ACTION IN REGARGDS TO ALL ACTIONS OF THE CHAIRMAN OF THE AUTHORITY, FOR AND ON BEHALF OF THE AUTHORITY PRIOR TO THE DATE HEREOF ARE IN ALL RESPECTS RATIFIED, APPROVED AND CONFIRMED FOR THE PURCHASE OF 200, 202, 204, 206 & 208 NORTH UNION STREET FOR THE PURCHASE PRICE OF \$140,000. 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

NONE

THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED.

DR. SHIRLEY PRIMIANO
SECRETARY

T. NEAL MORRIS
CHAIRMAN