

INDUSTRIAL DEVELOPMENT AUTHORITY OF VIRGINIA
MINUTES OF MEETING
JULY 12, 2016

PURSUANT TO WRITTEN NOTICE DATED JULY 7, 2016, 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, JULY 12, 2016, AT 10:00 A.M.

THE FOLLOWING MEMBERS WERE PRESENT AND ABSENT:

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

LANDON WYATT (ARRIVED AT 10:55 A.M.)

ABSENT:

ALSO PRESENT: W. CLARKE WHITFIELD, JR. CITY ATTORNEY
BROOKE BARKSDALE, LEGAL SECRETARY
LINWOOD WRIGHT, ECONOMIC DEVELOPMENT
CORRIE TEAGUE, ECONOMIC DEVELOPMENT
PATRICIA CONNER, ASSISTANT FINANCE DIRECTOR

T. NEAL MORRIS, CHAIRMAN, CALLED THE MEETING TO ORDER AT 10:00 A.M.

CITY ATTORNEY CLARKE WHITFIELD TAKES OVER FOR ELECTION OF OFFICERS

MR. WHITFIELD ASKED FOR NOMINATIONS 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 SECRETARY.

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

INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA

MINUTES

COPIES OF THE MINUTES OF THE JUNE 12, 2016, MEETING WERE DISTRIBUTED TO THE MEMBERS WITH THEIR AGENDA PACKET. A MOTION WAS MADE BY MR. HAIRSTON TO APPROVE THE MINUTES. THE MOTION WAS SECONDED BY DR. PRIMIANO AND CARRIED WITH MEMBERS PRESENT VOTING AS FOLLOWS:

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

UPDATE ON FINANCES

PATRICIA CONNER, THE ASSISTANT 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
DR. PRIMIANO	- AYE
MR. HAIRSTON	- AYE
MR. TURNER	- AYE
MR. REYNOLDS	- AYE
DR. GLASS	- AYE

ECONOMIC DEVELOPMENT UPDATES

LINWOOD WRIGHT STATES EARLIER THIS MORNING THE GOVERNOR MADE AN ANNOUNCEMENT AT FARNBOROUGH AIR SHOW IN ENGLAND THAT OVERFINCH WILL BE LOCATING TO DANVILLE, VIRGINIA AND OCCUPYING THE AVRC BUILDING.

CORRIE TEAGUE POINTS OUT THE ANNOUNCEMENT OF THE RENDERING FOR CREMA & VINE AT 1009 NORTH MAIN STREET AND THANKS THE IDA FOR THEIR SUPPORT IN PUTTING THIS BUILDING UNDER OPTION FOR ECONOMIC DEVELOPMENT TO FIND THE APPROPRIATE DEVELOPERS FOR THE BUILDING.

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING A LIGHTING UPGRADE TO 750 CRAGHEAD STREET IN AN AMOUNT NOT TO EXCEED \$3,000.

RESOLUTION 2016-07-01 MOTION MADE BY MR. HAIRSTON; 2ND BY MR. REYNOLDS

VOTE CARRIED AS:	MR. MORRIS	- 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 (IDA) APPROVING AND AUTHORIZING THE DIRECTOR OF FINANCE TO NEGOTIATE A 6-MONTH EXTENSION ON THE BOND PAYMENTS FOR THE IDA PROPERTY LOCATED AT 1076 WEST MAIN STREET IN ORDER TO SEEK OUT AND ANALYZE REFINANCING OPTIONS.

RESOLUTION 2016-07-02 MOTION MADE BY MR. HAIRSTON; 2ND BY MR. TURNER

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

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;

MOTION MADE BY DR. PRIMIANO; 2ND MR. HAIRSTON

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

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 DR. PRIMIANO; 2ND

VOTE CARRIED AS:	MR. MORRIS	- 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. HAIRSTON AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. MORRIS - 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 PARCELS 21652 AND 26175 TO SOUTHSIDE BRITISH CARS, LLC FOR EXPANSION OF THEIR BUSINESS LOCATED AT 912 LYNN STREET IN THE TOBACCO WAREHOUSE DISTRICT.

RESOLUTION 2016-07-03 MOTION MADE BY MR. REYNOLDS; 2ND BY MR. TURNER

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

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING RENOVATIONS TO THE RETAIL SPACE OF ACREE'S WAREHOUSE, COMMONLY KNOWN AS 319 CRAGHEAD STREET, IN AN AMOUNT NOT TO EXCEED \$500,000.

RESOLUTION 2016-07-04 MOTION MADE BY MR. HAIRSTON; 2ND BY DR. PRIMIANO

VOTE CARRIED AS: MR. MORRIS - AYE
DR. PRIMIANO - AYE
MR. HAIRSTON - AYE
MR. TURNER - AYE
MR. REYNOLDS - AYE
DR. GLASS - AYE
MR. WYATT - 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 DEREK ANDERSON, THOMAS J. SCOTT, II, AND BYRD'S TAVERN IN THE RETAIL SPACE OF ACREE'S WAREHOUSE, COMMONLY KNOWN AS 319 CRAGHEAD STREET.

RESOLUTION 2016-07-05 MOTION MADE BY MR. TURNER; 2ND BY MR. HAIRSTON

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

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING RENOVATIONS TO THE THIRD FLOOR OF THE BUILDING LOCATED AT 310 MAIN STREET.

RESOLUTION 2016-07-06 MOTION MADE BY MR. REYNOLDS; 2ND BY DR. GLASS

VOTE CARRIED AS: MR. MORRIS - AYE
 DR. PRIMIANO - AYE
 MR. HAIRSTON - AYE
 MR. TURNER - AYE
 MR. REYNOLDS - AYE
 DR. GLASS - AYE
 MR. WYATT - 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 W. HUNTER BRYNES, STEVEN P. GOULD, AND BRYNES GOULD, PLLC AT 310 MAIN STREET, SUITE 300 FOR FOUR MONTHS.

RESOLUTION 2016-07-07 MOTION MADE BY MR. REYNOLDS; 2ND BY MR. HAIRSTON

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

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE,
VIRGINIA APPROVING AND AUTHORIZING A SECOND LOAN TO SOUTHSIDE ICE
EXPRESS, LLC IN THE AMOUNT OF \$15,000.

RESOLUTION 2016-07-08 MOTION MADE BY MR. REYNOLDS; 2ND BY DR. GLASS

VOTE CARRIED AS:

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

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE,
VIRGINIA APPROVING AND AUTHORIZING THE AUTHORITY TO PURSUE AND OPTION
AGREEMENT TO PURCHASE PARCELS 75369, 54603, AND 60057 IN THE PINE TAG
COMMUNITY TO CREATE FACILITIES TO BE USED BY THE LOCALITY.

RESOLUTION 2016-07-09 MOTION MADE BY MR. TURNER; 2ND BY MR. REYNOLDS

VOTE CARRIED AS:

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

THERE BEING NO FURTHER BUSINESS, THE REGULAR IDA MEETING ADJOURNED AT
11:03 A.M.



DR. SHIRLEY PRIMIANO
SECRETARY



T. NEAL MORRIS
CHAIRMAN