

Danville-Pittsylvania Regional Industrial Facility Authority

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

AGENDA

September 12, 2016

12:00 P.M.

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

County of Pittsylvania Members

**Jessie L. Barksdale, Chairman
Robert Warren
Elton W. Blackstock, Alternate**

City of Danville Members

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

Staff

**Ken Larking, 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 AUGUST 8, 2016 MEETING

5. NEW BUSINESS

- A. Rescheduling the Authority's October meeting to either Wednesday, October 12, 2016, or Thursday, October 13, 2016, in light of the Columbus Day holiday and other scheduling conflicts of the Authority's directors and alternate directors – Sue DeMasi, Authority Corporate Secretary
- B. Status report of activity for Berry Hill Industrial Park, Pittsylvania County, Virginia, Phase I Project – Brian K. Bradner, P.E and/or Shawn R. Harden, P.E., Dewberry Engineers, Inc.; and Gregory L. Sides, Assistant County Administrator for Planning and Development, Pittsylvania County
- C. Consideration of Resolution No. 2016-09-12-5C, approving and payment of a change order in the amount of \$43,696.00, payable to Blair Construction, Inc., a Virginia corporation, for certain upfitting work to The Charles Hawkins Building in the Authority's Cyber Park project, in Danville, Virginia, in support of Resolution 2014-10-16-7E ("A Resolution Approving Certain Modifications to The Charles Hawkins Building to Accommodate Installation of Certain Equipment for The Capstone Project, which is a Joint Venture between The Institute for Advanced Learning and Research and Danville Community College to Provide Multi-Disciplinary Training") - Michael L. Adkins, CPA, Treasurer of the Authority *[No written resolution.]*
- D. Financial Status Report as of August 31, 2016 – Mr. Adkins and Patricia K. Conner, CPA, Assistant Finance Director, City of Danville, Virginia

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 Section 2.2-3711(A)(5) of the Code of Virginia, 1950, as amended ("Virginia Code"), for discussion concerning one or more prospective businesses where no previous announcement has been made of that business's interest in locating its facilities in one or more of the Authority's projects located in Pittsylvania County, Virginia, and/or Danville, Virginia;

Danville-Pittsylvania Regional Industrial Facility Authority

- B. As permitted by Virginia Code § 2.2-3711(A)(40) for discussion or consideration of records excluded under Virginia Code § 2.2-3705.6(3) (including without limitation those certain confidential proprietary records voluntarily provided by private business pursuant to a promise of confidentiality from the Authority, and used by the Authority for business and trade development); and
- C. As permitted by Virginia Code §§ 2.2-3711(A)(3) and (29) (i) for discussion or consideration of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the Authority; and (ii) for discussion of the award of a public contract involving the expenditure of public funds, including interviews of bidders or offerors, and discussion of the terms or scope of such contract, where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the Authority.

RETURN TO OPEN SESSION

- D. Confirmation of Motion and Vote to Reconvene in Open Meeting
- E. Motion to Certify Closed Meeting
- F. Consideration of Resolution No. 2016-09-12-6F, approving a certain Cooperation Agreement with Industrial Development Authority of Danville, Virginia (the "City IDA"), a political subdivision of the Commonwealth of Virginia, under which the Authority shall donate approximately 10 acres located in the Authority's Cyber Park project in Danville, Virginia, in furtherance of a Performance Agreement to be entered between the City IDA and a business recruit to be publicly announced before the September 2016 meeting of the Authority; such Cooperation Agreement shall include, among other things, the obligation of the City IDA to convey the donated property back to the Authority under certain terms and conditions, such as the breach of such Performance Agreement by such business recruit – Telly D. Tucker, Director of Economic Development, City of Danville, Virginia *[Written resolution to be provided after returning to open session from closed session.]*

7. COMMUNICATIONS FROM:

Jessie L. Barksdale
Elton Blackstock
Sherman M. Saunders
Fred O. Shanks, III
J. Lee Vogler, Jr.
Robert Warren

Staff

8. ADJOURN

Danville-Pittsylvania Regional Industrial Facility Authority

Executive Summary

Agenda Item No.:	Item 4
Meeting Date:	09/12/2016
Subject:	Meeting Minutes
From:	Susan M. DeMasi, Authority Secretary

SUMMARY

Attached for the Board's approval are the Meeting Minutes from the Monday, August 8, 2016 Meeting.

ATTACHMENTS

Meeting Minutes – 08/08/2016

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

August 8, 2016

The Regular Meeting of the Danville-Pittsylvania Regional Industrial Facility Authority convened at 12:30 p.m. on the above date at the Institute for Advanced Learning and Research, 150 Slayton Avenue, Danville, Virginia. Present were City of Danville Members Vice Chairman Sherman M. Saunders, Fred O. Shanks, III and Alternate J. Lee Vogler. Pittsylvania County Members present were Chairman Jessie L. Barksdale and Robert Warren; Alternate Elton W. Blackstock was absent.

City/County staff members attending were: City Manager Ken Larking, Deputy City Manager Earl Reynolds, Pittsylvania County Administrator Clarence Monday, City of Danville Director of Economic Development Telly Tucker and Assistant Director of Economic Development Corrie Teague, Pittsylvania County Director of Economic Development Matt Rowe, Assistant County Administrator for Planning & Development Gregory Sides, City of Danville Director of Finance Michael Adkins and Assistant Director of Finance Patricia Conner, City of Danville Senior Accountant Henrietta Weaver, Clement Wheatley Attorney Michael Guanzon and Secretary to the Authority Susan DeMasi.

Also present were Shawn Harden of Dewberry & Davis, City of Danville Mayor John Gilstrap, Council Members Gary P. Miller, L.G. "Larry" Campbell, Jr., and Madison Whittle.

PUBLIC COMMENT PERIOD

No one desired to be heard.

APPROVAL OF MINUTES FOR THE JULY 11, 2016 MEETING

Upon **Motion** by Mr. Shanks and **second** by Mr. Warren, Minutes of the July 11, 2016 Meeting were approved as presented. Draft copies had been distributed to Authority Members prior to the Meeting.

NEW BUSINESS

Mr. Barksdale noted there were several guests attending today's meeting and Mr. Tucker introduced Mr. Kevin Sloane, Chairman of Overfinch who thanked the RIFA Board for welcoming them to Danville. Mr. Tucker introduced Mr. Alex Sloane, and Mr. Drake Masters who will be heading up the Danville Facility who also thanked everyone for their support. Mr. Tucker also recognized Mr. Even Feinman from the Virginia Tobacco Commission. Mr. Tucker showed a short video on Overfinch and Mayor Gilstrap and Chairman Barksdale presented gifts to Mr. Kevin Sloane.

5A. CONSIDERATION – REQUESTS FROM WG INVESTMENTS, INC., AND GUILFORD WHITETAIL MANAGEMENT FOR ONE YEAR HUNTING LEASES AT BERRY HILL

Pittsylvania County Director of Economic Development Matt Rowe explained staff received a request for a lease and wanted to review with the Board the activity that will be happening in Berry Hill. Mr. Rowe reviewed the areas that are being requested for the hunting leases, noting Phase I construction with the conditional permit should be moving forward with the solicitation process shortly. Project Lignum has been discussed as well as Project 950 and there is also utility construction with water and sewer lines going through the park. The entire park is going to have some form of activity. Mr. Rowe noted people being out there is not going to be conducive to hunting and will also present, from staff's perspective, a safety

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August 8, 2016

issue. Staff wanted to make sure Board members were aware of all of the activity going on and staff also expects further news coming in the next several days concerning activity in Berry Hill.

Mr. Guanzon explained a few months ago, the RIFA Board had adopted renewal of an area for a hunting lease and right before it was presented to Guilford Whitetail Management, staff alerted him to all the work that would be happening in the park. Staff had to cut a portion of the land out of the middle; it was presented to Guilford and they declined. When that happened, WG Investments asked for a portion; Guilford Whitetail didn't want both so they asked for one piece as well. At that point, staff discussed it and in light of the development for the Utilities, the Williams Transco Gas Pipeline Expansion that was already approved, the permit, the water and sewer and the Purchase and Sales Agreements that are being worked on, staff noted it was not going to be a good idea to have anymore hunting activities in those areas. Mr. Guanzon noted this information was for the Board to make a decision if they should chose to renew one, both or none of the leases and take out the hunting leases altogether.

Mr. Rowe noted there are water and sewer lines going to Lot 12, in addition to potentially as far as the rail spur area. Mr. Shanks questioned the timing on the water and sewer on that particular piece and the railroad spur and Mr. Rowe explained Phase I is not under consideration for the hunting lease at all; with the water and sewer that is sooner rather than later and that water and sewer goes all the way down Berry Hill, through the various lots, and it is very important for various projects. Mr. Shanks noted he wouldn't want the Board to sign leases with imminent construction and wanted to make sure they actually are imminent. Mr. Saunders noted with all the activities going on and proposed activities, he is reluctant to take any action with regard to the requests. Mr. Saunders noted his thinking was just leave it as is, not only for safety reasons but because of other activities going on.

Mr. Warren noted RIFA will have one lease left if it takes no action on this particular lease and that would be a sod lease; Mr. Rowe noted there is also a hay cutting lease. Mr. Warren noted the new group that came forward is made up entirely of either Danville or Pittsylvania County citizens; he would like to be sure RIFA lets them know that RIFA certainly takes them into consideration if it was going to do any leases, they would be moved to the front. Mr. Barksdale noted his position was that RIFA do no hunting leases to anyone. Mr. Vogler noted his agreement and RIFA's focus moving forward should be on economic development.

Mr. Guanzon noted the Board had two choices, first to have an affirmative motion that there will be no hunting leases in the Mega Park or the Board could decide not to do anything at all in which case there will be no action taken on these items.

Mr. Shanks made a **Motion** *that there be no further hunting leases signed for the Mega Park*; the Motion was **seconded** by Mr. Saunders and carried by the following vote (Resolution 2016-08-08-5A - no written Resolution):

VOTE: 4-0
AYE: Barksdale, Warren, Saunders, Shanks (4)
NAY: None (0)

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5B. FOLLOW UP ON REVENUE REFUNDING BOND - CANE CREEK PROJECT

City of Danville Director of Finance Michael Adkins explained both the City and the County passed their support resolutions, all related documents were received, reviewed and executed and staff has received a confirming email from Patrick Dixon at Wells Fargo that the money had settled so RIFA has successfully refinanced those bonds. No further action is needed.

5C. CONSIDERATION – RESOLUTION 2016-08-08-5C – ADJUSTMENTS TO BUDGET

Mr. Adkins explained as they close out each fiscal year, staff reviews the RIFA Budget and how the expenditures are lining up. Staff does need to transfer money from the contingency line item to the legal expenses line item; staff is requesting a transfer of \$21,000. There has been a lot of extra activity, especially with Berry Hill, several projects, the pipeline and work that needed to be done for the easement there.

Mr. Saunders **moved** adoption of Resolution No. 2016-08-08-5C *approving request by the Authority's Treasurer for end of fiscal year adjustments to the budget.* [no written resolution]

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

VOTE: 4-0
AYE: Barksdale, Warren, Saunders, Shanks (4)
NAY: None (0)

5D. FINANCIAL STATUS REPORT AS OF JULY 31, 2016

Mr. Adkins reviewed the Financial Status report as of July 31, 2016, noting there is a mixture of FY16 and FY17 schedules. On the current FY17, for the end of July, bond expenditures for Cane Creek show one expenditure of \$2,262 for legal expenses. Under General Expenditures for FY16, staff pro formed this anticipating the approval of the \$21,000 movement from contingency to legal; RIFA had \$75,746 for legal, \$31 for utilities and \$285 for meals. At this point, those are the final expenditures for 2016 unless staff receives additional invoices. The current year, FY17 General Expenditures, show RIFA has received funding from both the City and County of \$75,000 from each in support of the RIFA budgets; that was the only activity for July. Spending for the Mega Park Funding Other than Bonds shows no activity for the month of July and Berry Hill Mega Park Lot 4 Site Development shows no expenditures. For FY16, RIFA did receive Interest of \$458 and paid \$18,875 to the Institute for Advanced Learning and Research for the Hawkins' Building Management Fee. The FY17 Rent, Interest and Other Income Realized shows RIFA received almost \$18,876 from the Institute for rent for the Charles Hawkins' Research Building and monthly rent of \$300 from Securitas.

Mr. Warren **moved** to accept the Financial Report as presented. The Motion was **seconded** by Mr. Shanks and carried by the following vote:

VOTE: 4-0
AYE: Barksdale, Warren, Saunders, Shanks (4)
NAY: None (0)

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

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August 8, 2016

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.]

At 12:59 p.m. Mr. Saunders **moved** that the Meeting of the Danville-Pittsylvania Regional Industrial Facility Authority be recessed in a Closed Meeting:

A. As permitted by Section 2.2-3711(A)(5) of the Code of Virginia, 1950, as amended ("Virginia Code"), for discussion concerning one or more prospective businesses where no previous announcement has been made of that business's interest in locating its facilities in one or more of the Authority's projects located in Pittsylvania County, Virginia, and/or Danville, Virginia;

Mr. Shanks continued the **Motion**:

B. As permitted by Virginia Code § 2.2-3711(A)(40) for discussion or consideration of records excluded under Virginia Code § 2.2-3705.6(3) (including without limitation those certain confidential proprietary records voluntarily provided by private business pursuant to a promise of confidentiality from the Authority, and used by the Authority for business and trade development); and

C. As permitted by Virginia Code §§ 2.2-3711(A)(3) and (29)(i) for discussion or consideration of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the Authority; and (ii) for discussion of the award of a public contract involving the expenditure of public funds, including interviews of bidders or offerors, and discussion of the terms or scope of such contract, where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the Authority.

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

VOTE: 4-0
AYE: Barksdale, Warren, Saunders, Shanks (4)
NAY: None (0)

D. On **Motion** by Mr. Saunders and **second** by Mr. Shanks and by unanimous vote at 1:40 p.m., the Authority returned to open meeting.

E. Mr. Shanks **moved** adoption of the following Resolution:

WHEREAS, the Authority convened in Closed Meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Freedom of Information Act; and

WHEREAS, Section 2.2-3711 of the Code of Virginia, 1950, as amended, requires a Certification by the Authority that such Closed Meeting was conducted in conformity with Virginia Law;

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NOW, THEREFORE, BE IT RESOLVED that the Authority hereby certifies that, to the best of each Member's knowledge, (i) only public business matters lawfully exempted by the open meeting requirements of Virginia Law were discussed in the Closed Meeting to which this Certification Resolution applies, and (ii) only such public business matters as were identified in the Motion convening the Closed Meeting were heard, discussed, or considered by the Authority.

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

VOTE: 4-0

AYE: Barksdale, Warren, Saunders, Shanks (4)

NAY: None (0)

7. COMMUNICATIONS

Mr. Saunders thanked staff for putting this meeting together as well as inviting the guests. Also thanks to Pittsylvania County, and to Mayor Gilstrap for being here as well.

Mr. Shanks thanked staff for all the hard work they have done.

Mr. Vogler thanked Mr. Gwaltney and the Institute for the fantastic lunch and thanked staff for the great job they are doing.

Mr. Warren thanked staff, complimented the City and the entire RIFA project, it really presents itself well and is a good example to other areas to try to develop the same type of relationship. Staff has been outstanding and has done a great job. Mr. Warren thanked Mr. Guanzon for all he does.

Mr. Barksdale thanked staff for their work and noted it was a pleasure to represent the Pittsylvania County Board of Supervisors and in the good company of Mr. Larking and Mr. Saunders on their trip abroad. Mr. Barksdale thanked Mr. Tucker and Mr. Rowe for their planning; everything worked out quite well and thanked Mr. Shanks for chairing the last meeting, and staff for the good work everyone does.

The Meeting adjourned at 1:45 p.m.

Chairman

Secretary to the Authority

Danville-Pittsylvania Regional Industrial Facility Authority

Executive Summary

Agenda Item No.:	Item 5-A
Meeting Date:	09/12/2016
Subject:	Rescheduling October 2016 RIFA Meeting
From:	Sue DeMasi

SUMMARY

The RIFA Board will consider rescheduling the regular October 2016 RIFA meeting from Monday October 10, 2016 to Wednesday, October 12, 2016 or Thursday, October 13, 2016, per RIFA by-laws.

Danville-Pittsylvania Regional Industrial Facility Authority

Executive Summary

Agenda Item No.:	Item 5-B
Meeting Date:	09/12/2016
Subject:	Status Report of Activity for Berry Hill Industrial Park Brian K. Bradner, P.E., and Shawn R. Harden, Dewberry Engineers; Gregory L. Sides, Assistant County Administrator for Planning and Development, Pittsylvania County
From:	

SUMMARY

During the September 12, 2016 meeting, the Board will receive an update on the status of activity at the Berry Hill Industrial Park.

ATTACHMENTS

Danville-Pittsylvania Regional Industrial Facility Authority

Executive Summary

Agenda Item No.:	Item 5-C
Meeting Date:	09/12/2016
Subject:	Consideration of Resolution 2016-09-12-5C
From:	Michael L. Adkins, CPA, Authority Treasurer

SUMMARY

During the September 12, 2016 meeting, the Board will be asked to consider approving and payment of a change order for \$43,696.00 for upfit work to the Charles Hawkins Building.

ATTACHMENTS

[No written resolution]

Danville-Pittsylvania Regional Industrial Facility Authority

Executive Summary

Agenda Item No.:	Item 5-D
Meeting Date:	9/12/2016
Subject:	Financial Status Reports – August 31, 2016
From:	Michael L. Adkins, Authority Treasurer

SUMMARY

A review of the financial status reports through August 31, 2016 will be provided at the meeting. The financial status reports as of August 31, 2016 are attached for the DPRIFA Board's review.

RECOMMENDATION

Staff recommends approving the financial status reports as of August 31, 2016 as presented.

ATTACHMENTS

Financial Status Reports

**Danville - Pittsylvania Regional Industrial Facility
Authority**

Financial Status

Table of Contents

- A. \$7.3 Million Bonds - Cane Creek Centre
- B. General Expenditures for FY2016
- C. General Expenditures for FY2017
- D. Mega Park – Funding Other than Bond Funds
- E. Berry Hill Mega Park – Lot 4 Site Development
- F. Rent, Interest, and Other Income Realized FY2017
- G. Unaudited Financial Statements

Danville-Pittsylvania Regional Industrial Facility Authority

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

As of August 31, 2016

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	28,554.12	43,326.88	
Land		-	2,792,945.57	-	
Demolition services		71,261.62	71,261.62	-	
Legal fees		-	59,418.80	-	
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	\$ 7,331,508.17	\$ 43,326.88	\$ 203,747.07

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 9/30/2010 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 8/1/2013 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 August 31, 2016

	<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		\$ 106,003.42	\$ 6,518.07	\$ -	\$ 99,485.35
Total Contingency Budget		106,003.42	6,518.07	-	99,485.35
Legal					
		101,000.00	100,693.70	-	306.30
Accounting					
		20,300.00	19,700.00	600.00	-
Annual Bank Fees					
		600.00	550.00	-	50.00
Postage & Shipping					
		100.00	-	-	100.00
Meals					
		4,000.00	3,579.70	-	420.30
Utilities					
		500.00	380.46	-	119.54
Insurance					
		3,000.00	2,140.00	-	860.00
Total	\$ 235,503.42	\$ 235,503.42	\$ 133,561.93	\$ 600.00	<u><u>\$ 101,341.49</u></u>

Danville-Pittsylvania Regional Industrial Facility Authority

General Expenditures for Fiscal Year 2017

As of August 31, 2016

	<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 FY2016	TBD				
Contingency					
Miscellaneous contingency items		\$ 41,500.00	\$ 21.82	\$ -	\$ 41,478.18
Total Contingency Budget		41,500.00	21.82	-	41,478.18
Legal					
		80,000.00	-		80,000.00
Accounting					
		20,300.00	3,000.00	17,300.00	-
Annual Bank Fees					
		600.00			600.00
Postage & Shipping					
		100.00			100.00
Meals					
		4,000.00	245.81		3,754.19
Utilities					
		500.00			500.00
Insurance					
		3,000.00			3,000.00
Total	\$ 150,000.00	\$ 150,000.00	\$ 3,267.63	\$ 17,300.00	<u><u>\$ 129,432.37</u></u>

Danville-Pittsylvania Regional Industrial Facility Authority

Mega Park - Funding Other than Bond Funds

As of August 31, 2016

<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 August 31, 2016

Funding	Funding	Budget / Contract Amount	Expenditures	Encumbered	Unexpended / Unencumbered
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.		1,637,985.74	1,122,203.24	515,782.50	
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	76,966.39	65,029.61	
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	\$ 1,729,218.39	\$ 1,148,406.28	\$ 580,812.11	\$ 6,171,137.76

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 for Fiscal Year 2017
 As of August 31, 2016

Source of Funds	Funding			Expenditures FY2017	Unexpended / Unencumbered
	Carryforward from FY2016	Current Month	Receipts FY2017		
<u>Carryforward</u>	\$ 548,731.95				
<u>Current Lessees</u>					
	<u>Park</u>	<u>Property</u>			
Institute for Advanced Learning and Research (IALR) ¹	Cyberpark	Hawkins Research Bldg. at 230 Slayton Ave.	\$ 18,875.83	\$ 37,751.66	
Institute for Advanced Learning and Research (IALR)	Cyberpark	IALR Building at 150 Slayton Ave.	-	-	
Securitas	Cyberpark	Gilbert Building at 1260 South Boston Rd.	300.00	600.00	
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	-	-	
Capital Outdoor, Inc.	Cane Creek	Lot 6	-	-	
Clodfelter Hunting Lease	Berry Hill	371.13 acres off State Road 863	-	-	
<u>Total Rent</u>			\$ 19,175.83	\$ 38,351.66	
<u>Interest Received</u> ²			\$ 467.40	\$ 467.40	
<u>Yorktowne Repayment</u>			\$ -	\$ -	
<u>Expenditures</u>					
Hawkins Research Bldg. Property Mgmt. Fee				\$ 18,875.83	
Guilford Whitetail Management lease refund				\$ -	
Totals			\$ 548,731.95	\$ 19,643.23	\$ 38,819.06
				\$ 18,875.83	\$ 568,675.18

Restricted ¹ \$ 376,266.89
Unrestricted \$ 192,408.29

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}
August 31, 2016*

	Unaudited FY 2017
Assets	
<i>Current assets</i>	
Cash - checking	\$ 1,008,209
Cash - money market	1,146,977
<i>Total current assets</i>	2,155,186
<i>Noncurrent assets</i>	
Restricted cash - project fund CCC bonds	253,574
Restricted cash - debt service fund CCC bonds	914,799
Restricted cash - debt service fund Berry Hill bonds	-
Restricted cash - debt service reserve fund Berry Hill bonds	2,002,353
Capital assets not being depreciated	25,071,362
Capital assets being depreciated, net	24,561,601
Construction in progress	4,367,908
<i>Total noncurrent assets</i>	57,171,597
Total assets	59,326,783
Liabilities	
<i>Current liabilities</i>	
Accrued interest	58,473
Bonds payable - current portion	808,450
<i>Total current liabilities</i>	866,923
<i>Noncurrent liabilities</i>	
Bonds payable - less current portion	7,251,640
<i>Total noncurrent liabilities</i>	7,251,640
Total liabilities	8,118,563
Net Position	
Net investment in capital assets	46,194,355
Restricted - debt reserves	2,917,152
Unrestricted	2,096,713
Total net position	\$ 51,208,220

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 August 31, 2016 as of August 30, 2016, 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
*August 31, 2016**

	Unaudited FY 2017
Operating revenues	
Rental income	41,627
Total operating revenues	41,627
Operating expenses ⁴	
Mega Park expenses ³	230
Cane Creek Centre expenses ³	-
Cyber Park expenses ³	18,876
Professional fees	3,000
Insurance	2,140
Other operating expenses	280
Total operating expenses	24,526
Operating income (loss)	17,101
Non-operating revenues (expenses)	
Interest income	891
Interest expense	(7,092)
Total non-operating expenses, net	(6,201)
Net income (loss) before capital contributions	10,900
Capital contributions	
Contribution - City of Danville	75,000
Contribution - Pittsylvania County	75,000
Total capital contributions	150,000
Change in net position	160,900
Net position at July 1, 2016	51,047,320
Net position at August 31, 2016	\$ 51,208,220

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.

⁵ Please note this statement will change once all FY2016 entries are made and may also change depending on audit adjustments, if any, for FY2016 and the nature of those audit adjustments.

Danville-Pittsylvania Regional Industrial Facility Authority
Statement of Cash Flows
*August 31, 2016**

	Unaudited FY 2017
Operating activities	
Receipts from grant reimbursement requests	\$ -
Receipts from reimbursement of incentive grants	-
Receipts from leases	38,352
Payments to suppliers for goods and services	(151,455)
Net cash used by operating activities	(113,103)
Capital and related financing activities	
Capital contributions	150,000
Interest paid on bonds	(7,090)
Principal repayments on bonds	-
Net cash provided by capital and related financing activities	142,910
Investing activities	
Interest received	891
Net cash provided by investing activities	891
Net increase (decrease) in cash and cash equivalents	30,698
Cash and cash equivalents - beginning of year (including restricted cash)	5,295,214
Cash and cash equivalents - through August 31, 2016 (including restricted cash)	\$ 5,325,912
Reconciliation of operating loss before capital contributions to net cash used by operating activities:	
Operating income (loss)	\$ 17,101
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	2,370
Change in due from other governments	-
Change in other receivables	-
Change in accounts payable	(129,299)
Change in unearned income	(3,275)
Net cash used by operating activities	\$ (113,103)

Components of cash and cash equivalents at August 31, 2016:	
American National - Checking	\$ 1,008,209
American National - General money market	1,146,977
Wells Fargo - \$7.3M Bonds CCC Debt service fund	914,799
Wells Fargo - \$7.3M Bonds CCC Project fund	253,574
US Bank - \$11.25M Bonds Berry Hill Debt service fund	-
US Bank - \$11.25M Bonds Berry Hill Debt service reserve fund	2,002,353
	\$ 5,325,912

Danville-Pittsylvania Regional Industrial Facility Authority

Executive Summary

Agenda Item No.:	Item 6-F
Meeting Date:	09/12/2016
Subject:	Consideration of Resolution 2016-09-12-6F
From:	Telly D. Tucker, Director of Economic Development

SUMMARY

During the September 12, 2016 meeting, the Board will be asked to consider approving Resolution 2016-09-12-6F, approving a certain Cooperation Agreement with the Industrial Development Authority of the City of Danville.

ATTACHMENTS

[Written resolution will be provided after returning to open session from closed session.]