



City of Danville, Virginia
Industrial Development Authority of Danville
P.O. Box 3300
Danville, Virginia 24543

July 20, 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, July 25, 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, JULY 25, 2017**

AGENDA

CALL TO ORDER

ROLL CALL

INDUSTRIAL DEVELOPMENT AUTHORITY:

1. APPROVAL OF MINUTES FROM REGULARLY CALLED MEETING ON JUNE 13, 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 PROPERTY LOCATED AT 816 MONUMENT STREET FOR \$650,000.
5. A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE ROOF REPLACEMENT AT 979 LOCKETT DRIVE FOR A COST NOT TO EXCEED \$100,000.
6. A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE BRICK TO ADD ADDITIONAL SINGAGE TO THE OUTSIDE WALL AT 415 MAIN STREET.
7. A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE WHITE MILL STABLIZATION IMPROVEMENTS RECOMMENDED BY DEWBERRY CONSULTING ENGINEERS AND THE BUILDING CODE IMPROVEMENTS.

8. 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 200.
9. A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING IMPROVEMENTS AT 310 MAIN STREET, SUITE 200.
10. A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE HIRING OF DEWBERRY CONSULTING ENGINEERS TO PROVIDE A PROPOSAL TO DETERMINE THE STRUCTURAL INTEGRITY AND DETAILS FOR REPAIRS TO LOU'S ANTIQUES AT 231 MAIN STREET.
11. A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE LEASE OF ONE PARKING SPACE TO AEOLIAN PRODUCTS AND SERVICES INC.
12. A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE DANVILLE FIRE DEPARTMENT TO USE THE SCHOOLFIELD SITE FOR TRAINING.
13. A RESOLUTION REAPPOINTING T. NEAL MORRIS AS THE REPRESENTATIVE OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA TO THE DANVILLE DEVELOPMENT COUNCIL (DDC).
14. CLOSED MEETING
15. CONSIDER AND TAKE ACTION UPON ANY AND ALL BUSINESS THAT MAY BE LAWFULLY ENACTED AT A REGULAR MEETING OR DISCUSSED IN A CLOSED MEETING OF THE BOARD OF DIRECTORS OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA.

ADJOURN

INDUSTRIAL DEVELOPMENT AUTHORITY OF VIRGINIA
MINUTES OF MEETING
June 13, 2017

PURSUANT TO WRITTEN NOTICE DATED June 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, June 13, 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
 JOHN I. LARAMORE
 LANDON WYATT

ABSENT: RUSSELL D. REYNOLDS
 MAX R. GLASS

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

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

MINUTES

COPIES OF THE MINUTES OF THE MAY 9, 2017, MEETING WERE DISTRIBUTED TO THE MEMBERS WITH THEIR AGENDA PACKET. A MOTION WAS MADE BY MR. HAIRSTONH TO APPROVE THE MINUTES. THE MOTION WAS SECONDED BY MR.. LARAMORE AND CARRIED WITH MEMBERS PRESENT VOTING AS FOLLOWS:

MR. MORRIS	- AYE
MR. WYATT	- AYE
MR. LARAMORE	- AYE
MR. HAIRSTON	- AYE
MR. TURNER	- 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. LARAMORE	- AYE
MR. HAIRSTON	- AYE
MR. TURNER	- AYE

RESOLUTIONS

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING THE POST-CLOSING AGREEMENT AMONG WHITE MILL, LLC, ROYAL DEMO, LLC AND THE AUTHORITY AND APPROVING AND AUTHORIZING THE CHAIRMAN OF THE AUTHORITY TO EXECUTE SAID POST-CLOSING AGREEMENT.

MOTION MADE BY MR. TURNER; 2ND BY DR. HAIRSTON
VOTE CARRIED AS:

MR. MORRIS	- AYE
MR. WYATT	- AYE
MR. LARAMORE	- AYE
MR. HAIRSTON	- AYE
MR. TURNER	- AYE

RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA RATIFYING PRIOR ACTION OF THE CHAIRMAN TO EXECUTE THE DESIGN-BUILD CONTRACT BETWEEN THE AUTHORITY AND BLAIR CONSTRUCTION FOR SGS KYOCERA PROJECT.

MOTION MADE BY MR. WYATT; 2ND BY MR. LARAMORE
VOTE CARRIED AS:

MR. MORRIS	- AYE
MR. WYATT	- AYE
MR. LARAMORE	- AYE
MR. HAIRSTON	- AYE
MR. TURNER	- AYE

RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA RATIFYING PRIOR ACTION BY THE CHAIRMAN TO EXECUTE THE FIRST AMENDMENT OF THE DESIGN-BUILD CONTRACT BETWEEN THE AUTHORITY AND BLAIR CONSTRUCTION FOR SGS KYOCERA PROJECT.

MOTION MADE BY MR. TURNER; 2ND BY MR. LARAMORE
VOTE CARRIED AS: MR. MORRIS - AYE
MR. WYATT - AYE
MR. LARAMORE - AYE
MR. HAIRSTON - AYE
MR. TURNER - AYE

A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA TO EXECUTE A TERM LOAN COMMITMENT WITH AMERICAN NATIONAL BANK AND TRUST COMPANY IN AN AMOUNT NOT TO EXCEED \$3,825,000 AS WELL AS APPROVING AND AUTHORIZING THE ACTUAL BORROWING BY THE AUTHORITY OF AN AMOUNT NOT TO EXCEED \$3,825,000 FROM AMERICAN NATIONAL BANK AND TRUST COMPANY FOR THE CONSTRUCTION OF A 28,000 SQUARE FOOT MANUFACTURING FACILITY FOR KYOCERA SGS TECH HUB, LLC.

MOTION MADE BY MR. TURNER; 2ND BY MR. LARAMORE
VOTE CARRIED AS: MR. MORRIS - AYE
MR. WYATT - AYE
MR. LARAMORE - AYE
MR. HAIRSTON - AYE
MR. TURNER - AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE CONTRACT WITH REYNOLDS-CLARK DEVELOPMENT INC. FOR CIVIL ENGINEERING SERVICES RELATED TO EASEMENT MAPPING.

MOTION MADE BY MR. LARAMORE; 2ND BY MR. TURNER
VOTE CARRIED AS: MR. MORRIS - AYE
MR. WYATT - AYE
MR. LARAMORE - AYE
MR. HAIRSTON - AYE
MR. TURNER - AYE

RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA RATIFYING PRIOR ACTION TO EXECUTE CHANGE ORDER NUMBER 2 TO THE CONTRACT BETWEEN THE INDUSTRIAL DEVELOPMENT AUTHORITY AND BLAIR CONSTRUCTION FOR THE CRAGHEAD STREET PARKING LOT IN THE AMOUNT OF \$73,400.

MOTION MADE BY MR. WYATT; 2ND BY MR. HAIRSTON
VOTE CARRIED AS: MR. MORRIS - AYE
MR. WYATT - AYE
MR. LARAMORE - AYE
MR. HAIRSTON - AYE
MR. TURNER - AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING AN ADDITIONAL \$15,103 FOR ASBESTOS REMOVAL AT 626 NORTH MAIN STREET.

MOTION MADE BY MR. HAIRSTON; 2ND BY MR. LARAMORE
VOTE CARRIED AS: MR. MORRIS - AYE
MR. WYATT - AYE
MR. LARAMORE - AYE
MR. HAIRSTON - AYE
MR. TURNER - AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA AUTHORIZING AND APPROVING A LOAN NOT TO EXCEED THE PRINCIPAL AMOUNT OF \$9,000 TO STANLEY THOR SIMPKINS THE OWNER OF PIEDMONT POWDER COATING.

MOTION MADE BY MR. TURNER; 2ND BY MR. HAIRSTON
VOTE CARRIED AS: MR. MORRIS - AYE
MR. WYATT - AYE
MR. LARAMORE - AYE
MR. HAIRSTON - AYE
MR. TURNER - AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING A CONTRACT WITH DEWBERRY ENGINEERS INC. IN AN AMOUNT NOT TO EXCEED \$8,500 FOR THE STRUCTURAL ASSESSMENT OF THE WHITE MILL BUILDING.

MOTION MADE BY MR. WYATT; 2ND BY MR. HAIRSTON
VOTE CARRIED AS: MR. MORRIS - AYE
MR. WYATT - AYE
MR. LARAMORE - AYE
MR. HAIRSTON - AYE
MR. TURNER - AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING AN AGREEMENT WITH THE RIVER DISTRICT ASSOCIATION TO USE PARCEL 26111, THE BRICK AREA BESIDE LIZZY LOU, 310 MAIN STREET.

MOTION MADE BY MR. TURNER; 2ND BY MR. HAIRSTON

VOTE CARRIED AS: MR. MORRIS - AYE
MR. WYATT - AYE
MR. LARAMORE - AYE
MR. HAIRSTON - AYE
MR. TURNER - AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING AN AGREEMENT WITH RIVER CITY COWORK, LLC TO USE 312 MAIN STREET, SUITE 200 FROM JULY 22-28, 2017 TO MEET WITH LOCAL ORGANIZATIONS TO PLAN TWO "POP-UP" EVENTS IN THE RIVER DISTRICT THIS SUMMER.

MOTION MADE BY MR. HAIRSTON; 2ND BY MR. LARAMORE

VOTE CARRIED AS: MR. MORRIS - AYE
MR. WYATT - AYE
MR. LARAMORE - AYE
MR. HAIRSTON - AYE
MR. TURNER - 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; 2ND BY MR. HAIRSTON

VOTE CARRIED AS: MR. MORRIS - AYE
MR. WYATT - AYE
MR. LARAMORE - AYE

MR. HAIRSTON - AYE
MR. TURNER - 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:

MOTION MADE BY MR. TURNER; 2ND BY MR. HAIRSTON
VOTE CARRIED AS: MR. MORRIS - AYE
MR. WYATT - AYE
MR. LARAMORE - AYE
MR. HAIRSTON - AYE
MR. TURNER - 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. LARAMORE AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MOTION MADE BY MR. TURNER; 2ND BY MR. LARAMORE
VOTE CARRIED AS: MR. MORRIS - AYE
MR. WYATT - AYE
MR. LARAMORE - AYE
MR. HAIRSTON - AYE
MR. TURNER - AYE

MEETING ADJOURNED

MR RUSSELL REYNOLDS
SECRETARY

T. NEAL MORRIS
CHAIRMAN

Executive Summary

Authorize Sale Property Located at 816 Monument Street for \$650,000.00

The IDA purchased the former Legget Warehouses located at 816 Monument Street. At this time, the Utility department is currently leasing a 20,000 square foot warehouse on Goodyear Blvd. which does not have adequate indoor storage space.

Forty Thousand (40,000) square feet of the warehouse space located at 816 Monument Street have been identified to serve the needs of the Utility Department and the warehouse space is within close proximity of the 1040 Monument Street Service Center

Danville Utilities is requesting to purchase parcel ID numbers 24160, 24916, 24989, 22693, 20646, 26581 located at 816 Monument Street.

PRESENTED: July 25, 2017

ADOPTED: July 25, 2017

RESOLUTION NO. 2017-____.____

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE SALE OF PROPERTY LOCATED AT 816 MONUMENT STREET FOR \$650,000.

WHEREAS, the Industrial Development Authority of Danville, Virginia (IDA) Purchased the former Leggett Warehouses located at 816 Monument Street; and

WHEREAS, the Utility department is currently leasing a 20,000 square foot warehouse on Goodyear Blvd. which does not have adequate indoor storage options for storage of material; and

WHEREAS, purchasing a portion of the warehouse space would allow the department to relocate material and equipment that is identified in the flood plain; and

WHEREAS, the proposed sale at 816 Monument Street would include parcel ID numbers 24160, 24916, 24989, 22693, 20646, 26581.

NOW THEREFORE, BE IT RESOLVED by the by the Industrial Development Authority of Danville, Virginia, that it hereby approves and authorizes the sale of parcel ID numbers 24160, 24916, 24989, 22693, 20646, 26581 located at 816 Monument Street to the Danville Utility Department; and

BE IT FURTHER RESOLVED, the Chairman, or any other member in his absence be, and he is hereby, authorized to execute any documents to complete the said sale on behalf of the IDA.

APPROVED:

Chairman

ATTEST:

Secretary

Approved as to
Form and Legal Sufficiency:

City Attorney

Executive Summary

Authorize Roof Replacement at Building Located At 979 Lockett Drive

Pursuant to action of the IDA board at the May 2017 meeting, staff has gotten proposals to replace the roof on the building located at 979 Lockett Drive currently leased to Morrisette Paper.

Staff recommends that Top Choice Roofing, LLC be hired to replace subject roof with Conklin Acrylic System spray material and cover the roof with a 15-year non-prorated, transferable warranty.

Skylights will be removed, roofing deck repaired, and covered with new plywood decking to match existing decking and covered with acrylic roofing material. This is a two coat process and all asbestos will be moved as required to complete the new roof.

Base bid is \$95,147.14 and staff estimates deck replacement as required at about \$2500. Staff requests a resolution by the board authorizing roof replacement at a cost not to exceed \$100,000.

This work needs to be done as quickly as possible since the roof is currently leaking badly, and Morrisette is having to relocate its inventory in the building to avoid damage. Walter Lucas, Project Manager for the Public Works Department, is overseeing this project.

PRESENTED: July 25, 2017

ADOPTED: July 25, 2017

RESOLUTION NO. 2017-____.____

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE ROOF REPLACEMENT AT 979 LOCKETT DRIVE FOR A COST NOT TO EXCEED \$100,000.

NOW THEREFORE, BE IT RESOLVED by the Industrial Development Authority of Danville, Virginia that it does hereby approve and authorize, after reviewing the bid proposals for the replacement of the roof on the building located at 979 Lockett Drive, Top Choice Roofing to perform the work for a cost not to exceed 100,000; and

BE IT FURTHER RESOLVED that the Chairman, or in his absence any officer, 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 Summary

Authority to add additional signage to The Brick storefront at 415 Main Street

Adam Jones from The Brick has requested permission from the IDA to add additional signage to his storefront at 415 Main Street. This new sign would be 96" x 24" x 2" with an Alum. Frame bolted to the side of the brick wall – see attached drawing.

Mr. Jones is seeking permission to add this signage to the IDA building provided he meets all guidelines and receives approval from the River District Design Commission. With permission from the IDA to move forward, he will be submitting his application request to the RD Design Commission by July 27 for review at their meeting on August 10, 2017. (The RDD Commission requires confirmation of approval from the IDA before they will review his application.)

PRESENTED: July 25, 2017

ADOPTED: July 25, 2017

RESOLUTION NO. 2017-____.____

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE BRICK TO ADD ADDITIONAL SIGNAGE TO THE OUTSIDE WALL AT 415 MAIN STREET.

NOW THEREFORE, BE IT RESOLVED by the Industrial Development Authority of Danville, Virginia (IDA) that it does hereby approve and authorize, Adam Jones owner of The Brick to add additional signage to the outside wall at 415 Main Street owned by the IDA, provided it meets all guidelines and receives approval from the River District Design Commission.

APPROVED:

Chairman

ATTEST:

Secretary

Approved as to
Form and Legal Sufficiency:

City Attorney

Executive Summary

White Mill Stabilization Improvements

Per the recommendation of Dewberry Consulting Engineers, the OED is requesting IDA approval to move forward with the recommended building stabilization and building code improvements on the White Mill property located at 424 Memorial Drive not to exceed \$200,000. These improvements will be completed with building stabilization and building maintenance funds already available and identified in the IDA financial budget.

PRESENTED: July 25, 2017

ADOPTED: July 25, 2017

RESOLUTION NO. 2017-____.____

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE WHITE MILL STABLIZATION IMPROVEMENTS RECOMMENDED BY DEWBERRY CONSULTING ENGINEERS AND THE BUILDING CODE IMPROVEMENTS.

NOW THEREFORE, BE IT RESOLVED by the Industrial Development Authority of Danville, Virginia (IDA) that it does hereby approve and authorize, the recommended stabilization improvements recommended by Dewberry Consulting Engineers and the building code improvements on the White Mill Property located at 424 Memorial Drive in an amount not to exceed \$200,000; and

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

APPROVED:

Chairman

ATTEST:

Secretary

Approved as to
Form and Legal Sufficiency:

City Attorney

Executive Summary

Tenant improvement requests and Lease Renewal at 310 Main Street, Suite 200

The Byrnes Gould Law Firm currently leases 310 Main Street Suite 200 from the IDA. Their lease is up for renewal and they have requested a number of repairs and improvements to be made in conjunction with the renewal. Repairs to be made include the following:

1. Refinish hardwood floors and replace any damaged wood
2. Repair and paint ceilings
3. Replace windows and casing that face Main Street on both floors
4. Improve lighting on both floors
5. Add insulation in the atrium portion of the building between their space and the adjoining office space. Currently, there are wooden panels separating the two which allows sound to flow between the offices.

Request for proposals were sent to three contractors and two contractors submitted a bid to complete the work. Staff recommends that OK Construction Co. be selected to complete the project for a cost of \$21,000.00 including a contingency of \$3,000 for additional lighting, if necessary.

The new lease rate will be \$1,000 per month for 12 months.

PRESENTED: July 25, 2017

ADOPTED: July 25, 2017

RESOLUTION NO. 2017-____.____

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 200.

NOW THEREFORE, BE IT RESOLVED by the Industrial Development Authority of Danville, Virginia, that it hereby approves and authorizes 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 200 for twelve (12) months, for a lease amount of One Thousand Hundred Dollars (\$1,000) per month in a form approved by the City Attorney and the Industrial Development Authority Chairman; 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 the lease and any other documents necessary to complete the transaction described in this resolution.

APPROVED:

Chairman

ATTEST:

Secretary

Approved as to
Form and Legal Sufficiency:

City Attorney

PRESENTED: July 25, 2017

ADOPTED: July 25, 2017

RESOLUTION NO. 2017-____.____

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING IMPROVEMENTS AT 310 MAIN STREET, SUITE 200.

WHEREAS, the Byrnes Gould Law Firm currently leases 310 Main Street Suite 200 from the IDA; and

WHEREAS, their lease is up for renewal and they have requested a number of repairs and improvements to be made in conjunction with the renewal to include the following:

1. Refinish hardwood floors and replace any damaged wood.
2. Repair and paint ceilings.
3. Replace windows and casing that face Main Street on both floors.
4. Improve lighting on both floors.
5. Add insulation in the atrium portion of the building between their space and the adjoining office space. Currently, there are wooden panels separating the two which allows sound to flow between the offices.

WHEREAS, Staff recommends that OK Construction Co. be selected to complete the project for a cost of \$21,000.00 including a contingency of \$3,000 for additional lighting, if necessary.

NOW THEREFORE, BE IT RESOLVED by the Industrial Development Authority of Danville, Virginia (IDA) that it does hereby approve and authorize, the expenditure of up to \$21,000 for improvements at 310 Main Street, Suite 200; and

BE IT FURTHER RESOLVED, the Chairman, or in his absence any other member is hereby, authorized to execute any documents necessary to complete the above transaction.

APPROVED:

Chairman

ATTEST:

Secretary

Approved as to
Form and Legal Sufficiency:

City Attorney

O.K. Construction Co.
4468 Snakepath Road
Blairs, Virginia 24527
Oadie R. Keen, Jr. 434-432-2934
Oadie R. Keen, Sr. 434-836-3946

Class A Contractor's License No.: 2701029918
Lead Abatement Supervisor License No.: 3353001045
Lead Abatement License No.: 3358-000296
Pesticide Business License No.: 97004705

Classifications and Specialty Services:
Building Contractors (BLD); Electrical (ELE)
Plumbing Contractors (PLB); Lead Abatement (LAC)
Pesticide

May 4, 2017

City of Danville
Economic Development

Job location: Byrnes Gould Law Firm
310 Main Street Suite 200
Danville, Virginia

Replace damaged wood flooring, sixteen areas.

1'6" square per area.

Stain and seal repaired area only: \$3,000.00

Repair and paint ceiling: \$2,527.00

~~Repair windows to make tight, repair or replace wood trim and paint: \$4,440.00~~

Install eleven track lights owner to furnish lights and track: \$5,500.00

separate bid
for replacement windows,

Install insulating board and drywall on atrium portion of walls.

Finish smooth and paint: \$2,250.00

Second location: 427 Patton Street

Replace double glass door on side of building: \$3,374.00

Terms and Conditions

PERMITS/INSPECTIONS/ZONING: The contractor shall comply with all local requirements for building permits, inspections, and zoning. All work is to be completed in a workmanlike manner according to standard practices, local regulations, and manufacturer's instructions. The contractor shall take all reasonable precautions to protect and avoid damage to the property.

MODIFICATIONS: Any modifications to this contract which changes the cost, materials, work to be performed, or the estimated completion date must be made in writing and signed by all parties.

CANCELLATIONS: This contract is not subject to cancellation by the parties for any reason unless agreed to in writing and signed by all parties.

DELAYS: Any delay caused by events beyond the control of the contractor shall not constitute abandonment and shall not be included in calculating timeframes for payment or performance. All agreements are contingent upon the lack of strikes, accidents, weather, or other delays beyond the contractor's control.

WARRANTY: Any warranties for labor or materials must be in writing and signed by all parties.

CONTRACTOR RECOVERY FUND: A person who has been awarded a judgment in a court of competent jurisdiction in the Commonwealth of Virginia against a licensed contractor *may be eligible* to file a claim with the Department of Professional and Occupational Regulation.

ACCEPTANCE

The above prices, specifications, and conditions are satisfactory and are hereby accepted. The contractor is authorized to perform the work as specified.

City of Danville, Economic Development

Date

Oadie Keen (Contractor of O.K. Construction Co.)

Date

*O.K. Construction Co.
4468 Snakepath Road
Blairs, Virginia 24527
Oadie R. Keen, Jr. 434-432-2934
Oadie R. Keen, Sr. 434-836-3946*

*Class A Contractor's License No.: 2701029918
Lead Abatement Supervisor License No.: 3353001045
Lead Abatement License No.: 3358-000296
Pesticide Business License No.: 97004705*

*Classifications and Specialty Services:
Building Contractors (BLD); Electrical (ELE)
Plumbing Contractors (PLB); Lead Abatement (LAC)
Pesticide*

June 27, 2017

City of Danville
Economic Development

Job location: Byrnes Gould Law Firm
310 Main Street Suite 200
Danville, Virginia

Remove and install twenty pieces of 1/4" clear annealed glass of various sizes on second and third floor of 310 Main.

Labor and material: \$5,250.00

Terms and Conditions

PERMITS/INSPECTIONS/ZONING: The contractor shall comply with all local requirements for building permits, inspections, and zoning. All work is to be completed in a workmanlike manner according to standard practices, local regulations, and manufacturer's instructions. The contractor shall take all reasonable precautions to protect and avoid damage to the property.

MODIFICATIONS: Any modifications to this contract which changes the cost, materials, work to be performed, or the estimated completion date must be made in writing and signed by all parties.

CANCELLATIONS: This contract is not subject to cancellation by the parties for any reason unless agreed to in writing and signed by all parties.

DELAYS: Any delay caused by events beyond the control of the contractor shall not constitute abandonment and shall not be included in calculating timeframes for payment or performance. All agreements are contingent upon the lack of strikes, accidents, weather, or other delays beyond the contractor's control.

WARRANTY: Any warranties for labor or materials must be in writing and signed by all parties.

CONTRACTOR RECOVERY FUND: A person who has been awarded a judgment in a court of competent jurisdiction in the Commonwealth of Virginia against a licensed contractor *may be eligible* to file a claim with the Department of Professional and Occupational Regulation.

ACCEPTANCE

The above prices, specifications, and conditions are satisfactory and are hereby accepted. The contractor is authorized to perform the work as specified.

City of Danville, Economic Development

Date

Oadie Keen (Contractor of O.K. Construction Co.) Date

Executive Summary

Repairs required at Lou's Antiques, 231 Main St.

Department of Economic Development requests authority to spend \$3,900 to have Dewberry provide a proposal to determine structural integrity and details for repair at the location.

Originally, a contractor was hired to secure some loose slate tile on the walking surface at the entrance to the store. During the removal of a piece of tile, the contractor uncovered a hole in the concrete slab that is open into the basement. Consultation from Dewberry have recommended due to several holes in the deteriorated metal decking some of the concrete slab appears to be crumbling which may affect stability. It is estimated that the repairs could cost up to \$10,000 for partial replacement or \$20,000 if it is recommended to remove and replace the entire covered entrance area.

PRESENTED: July 25, 2017

ADOPTED: July 25, 2017

RESOLUTION NO. 2017-____.____

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE HIRING OF DEWBERRY CONSULTING ENGINEERS TO PROVIDE A PROPOSAL TO DETERMINE THE STRUCTURAL INTEGRITY AND DETAILS FOR REPAIRS TO LOU'S ANTIQUES AT 231 MAIN STREET.

NOW THEREFORE, BE IT RESOLVED by the Industrial Development Authority of Danville, Virginia (IDA) that it does hereby approve and authorize, the hiring of Dewberry Consulting Engineers to provide a proposal to determine the structural integrity and details for repairs at Lou's Antiques at 231 Main Street; and

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

APPROVED:

Chairman

ATTEST:

Secretary

Approved as to
Form and Legal Sufficiency:

City Attorney

RETURN TO: Dewberry Engineers Inc.
551 Piney Forest Road
Danville, VA 24540
434.797.4497 phone | 434.797.4341 fax

CLIENT: City of Danville
Mike Burton
Division Director of Buildings
PO Box 3300
Danville, VA 24543

ORDER INFORMATION

Ordered By: R. Alan Burchette
Phone Number: 434.549.8495
Email: aburchette@dewberry.com
Date: 6.20.17
Taken By:

PROJECT INFORMATION

Name: IDA – Lou’s Antiques Structural
Repairs
Job/BU: 2780
Jurisdiction: City of Danville, VA
Contract Date: 6.20.17
Contract Expiration: 7.20.17

File Number:

Client Number: 000
Type:
Segment Code: 145
Contract Type: LS
Project Manager Number:

Method of Payment and Contract Amount

Lump Sum in the amount of \$3,900.

Description of Services

Portions of the existing 2” concrete floor slab and metal deck at the main entry to Lou’s Antiques are deteriorated to the point of needing repairs or replacement (holes in slab, cracked slab and rusted metal decking). The total area of the main entry located above the basement is approximately 187 SF.

Depending on the extent of deterioration repair areas will either be completely replaced (concrete deck and metal deck) or supported from below. The existing slate floor will be reinstalled where removed to access the concrete slab. Dewberry Engineers Inc. (Dewberry) will provide plan view, notes and details where applicable to explain all slab repairs and replacements.

Bidding and construction administration service all excluded for scope of work. Should inspection services be required during construction to address these concerns or others we propose to bill the City at an hourly rate of \$195/hour. Additional services would be at the direction of Mike Burton.

Authorized Signatures

DEWBERRY

R. Alan Burchette

Date: 6/20/2017

R. Alan Burchette, AIA
Dewberry Engineers Inc.

CLIENT

Date: _____

(print)
City of Danville

PO Box 3300
Danville, VA 24543

Dewberry Engineers Inc. will not be required to render services until this contract is signed returned and the applicable retainer is paid in full. Dewberry Engineers Inc. is an equal opportunity employer and, as such, complies with Section 202 of Executive Order 11246 as amended.











Executive Summary

Me's Burgers Grease Trap Installation

Department of Economic Development requests authority to lease one parking space to Aeolian Products and Services Inc., Owners and Landlord to Me's Burgers, for \$1.00 per year in order for Me's Burgers to install a wastewater grease trap.

PRESENTED: July 25, 2017

ADOPTED: July 25, 2017

RESOLUTION NO. 2017-____.____

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE LEASE OF ONE PARKING SPACE TO AEOLIAN PRODUCTS AND SERVICES INC.

NOW THEREFORE, BE IT RESOLVED by the Industrial Development Authority of Danville, Virginia (IDA) that it does hereby approve and authorize, the lease of one parking space to Aeolian Products and Services Inc., Owners and Landlord to Me's Burgers, for \$1.00 per year in order for Me's Burgers to install a wastewater grease trap system; and

BE IT FURTHER RESOLVED, the Chairman, or in his absence any other member is hereby, authorized to execute said lease on behalf of the IDA.

APPROVED:

Chairman

ATTEST:

Secretary

Approved as to
Form and Legal Sufficiency:

City Attorney

Blair Construction, Inc.23020 US Highway 29
Gretna, Virginia 24557
Phone (434) 656-6243
Fax (434) 656-3290www.blairconstruction.com
Mailing:
Post Office Box 612
Gretna, Virginia 24557

June 30, 2017

Kelvin Perry
Project Manager
City of Danville VA Office of Economic Development
P.O. Box 3300
Danville, VA 24543

Re: Me's Burgers Grease Trap

Dear Mr. Perry,

Blair Construction, Inc. is pleased to provide a price of \$15,730.00 to furnish & install the exterior, underground grease trap & wash area at Me's Burgers located at 215 Main Street in Danville, VA as shown on the attached sketch. The work associated with this proposal shall include:

- Saw cut asphalt & excavate as required for grease trap install. Excavated asphalt & dirt to be removed & disposed of offsite
- Install Jamison Precast, 1,500 gallon, TS OWS 2 compartment grease trap. Grease trap to be installed in parking lot as shown on the attached sketch. Please take note, due to the grades of the parking lot & the elevation of the existing sanitary sewer line in Me's basement in which the clean water discharge line from the grease trap will be piped to, one side of the grease trap will extend above the asphalt of the parking lot approximately 10-12"
- Install floor drain for wash down area. Drain to be piped to grease trap
- Core drill exterior brick wall as required for plumbing lines to enter building
- Install piping as required to tie clean water discharge line from grease trap into existing sanitary sewer line in Me's basement
- Install hose bib to provide water at wash down area
- Patch brick wall as required when plumbing lines penetrate only
- Backfill excavated area around grease trap with VA#57 stone
- Form & pour 6" concrete top on grease trap with 1' turn down on three sides. Side facing Main Street to be flush with existing asphalt. Other sides to extend above asphalt 6-12". All concrete to be 4,000PSI with #4 rebar 1' on center
- Form & pour 6' X 6' X 6" thick wash down area with 6"T curb to contain wash down water. Floor of wash down area to be sloped to floor drain in center of wash down area.

Please take note, this proposal is based upon the work listed above taking place during normal work hours from 7:30am-5:00pm Monday through Friday

Exclusions

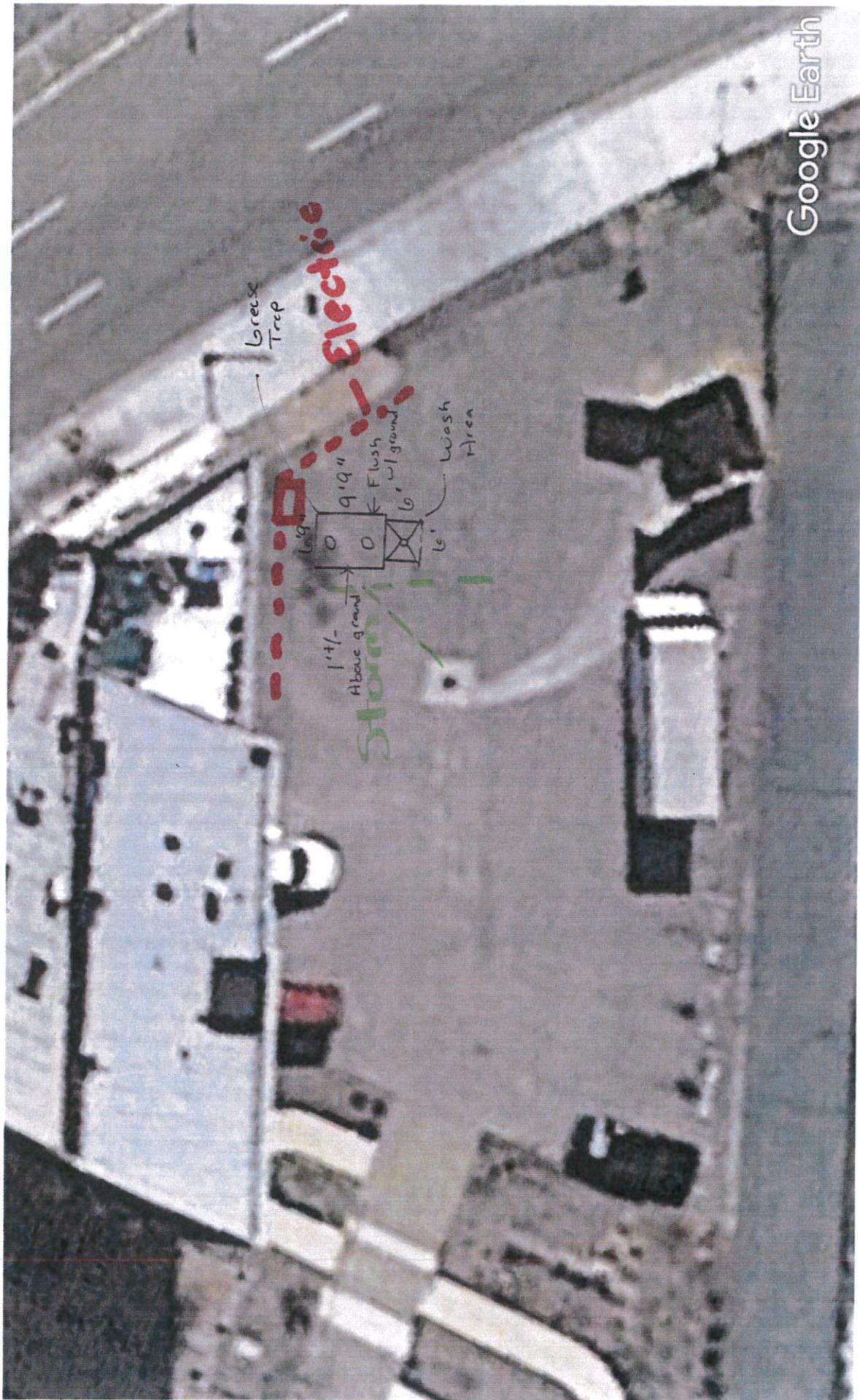
- Rock excavation
- Unsuitable soil removal or import of structural fill
- Abatement of hazardous materials
- Underground utility relocation
- Asphalt patch outside of work area
- Parking lot striping
- Patching of exterior wall outside of work area
- Permit or Utility Fees
- Site Plan
- Any item not specifically listed above

I trust you shall find this proposal in order. Should you have any questions, please feel free to contact me at 434-656-6243 or badkins@blair-construction.com.

Sincerely,



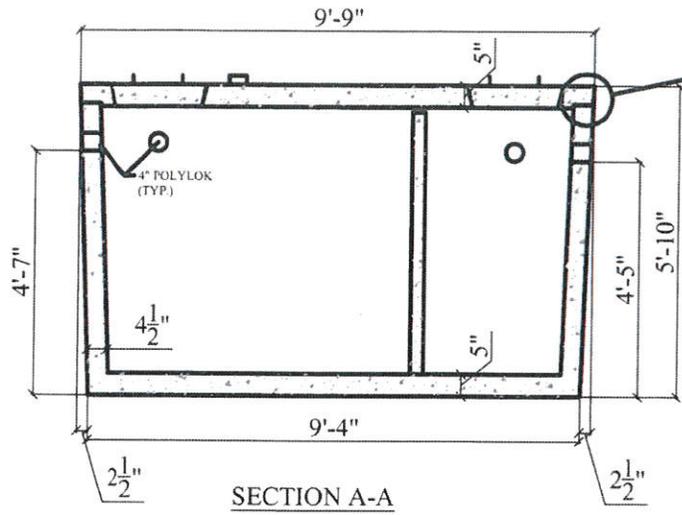
Bobby Adkins
Project Manager
Blair Construction Inc.



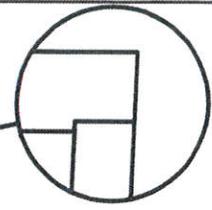
Google Earth

Google Earth

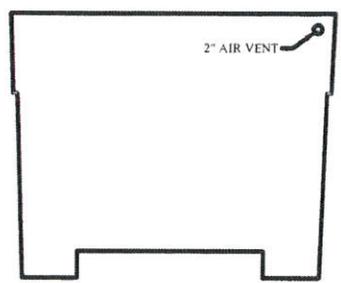




SECTION A-A



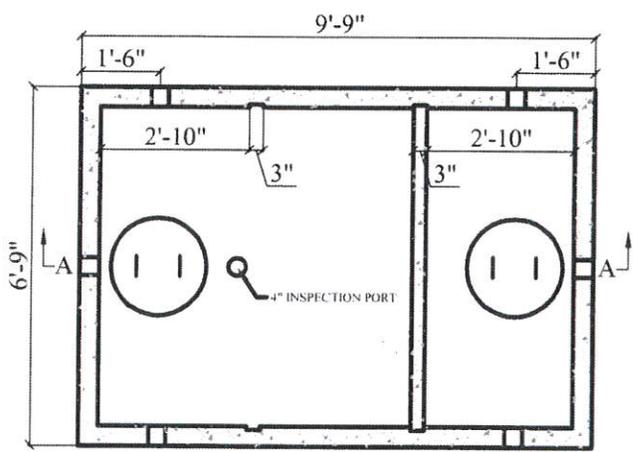
TOP SEAM DETAIL



SIDE VIEW OF
DROP IN BAFFLE

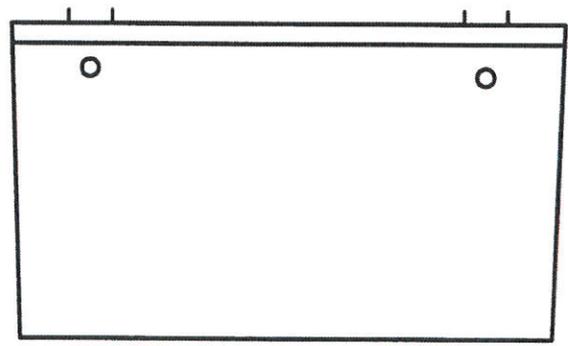
NOTES:
ROANOKE COUNTY REQUIRED SHOWN IN
ABOVE DRAWING.

BAFFLES MAY VARY ACCORDING TO
LOCALITIES.

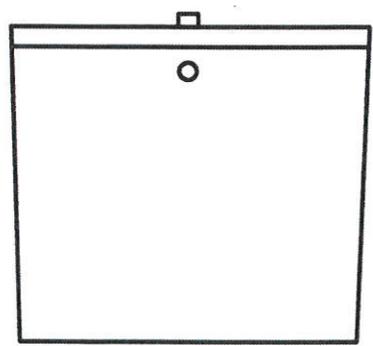


PLAN VIEW

NOTES:
1. CONCRETE STRENGTH = MIN. 4500 PSI
2. #4 REBAR ON 1' CENTER
3. "POLYLOK" PIPE SEALS CAST IN TANK
4. MASTIC SEALANT IN TANK JOINT
5. TANKS CAN BE MODIFIED UPON
REQUEST
6. DROP IN BAFFLES MADE TO
SPECIFICATIONS



FRONT VIEW



SIDE VIEW

APPROX. WEIGHT:
TOP = 3,745 lb
BOTTOM = 11,235 lb
TOTAL = 14,980 lb

GAL. PER IN = 33.5
ACTUAL GAL. TO OUTLET = 1,642
FULL CAPACITY = 2,043



CTJAMISON.COM
PH: 540-483-5944

1,500 Gal. TS OWS 2 COMP

OIL/WATER SEPARATOR	Scale Not To Scale	Date Feb 2016
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Executive Summary

Authority of the Danville Fire Department to use the Schoolfield site for training

The Danville Fire Department has requested authority to use the Schoolfield site for training this summer. They would like to run exercises in the Finishing plant, as well as the tunnels located throughout the property. The specific dates have not been provided to staff but will be worked out prior to the Fire Department beginning their training on the site.

PRESENTED: July 25, 2017

ADOPTED: July 25, 2017

RESOLUTION NO. 2017-____.____

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE DANVILLE FIRE DEPARTMENT TO USE THE SCHOOLFIELD SITE FOR TRAINING.

NOW THEREFORE, BE IT RESOLVED by the Industrial Development Authority of Danville, Virginia (IDA) that it does hereby approve and authorize the Danville Fire Department to use the Schoolfield Site for training this summer, to include exercises in the Finishing Plant, as well as the tunnels located throughout the property.

APPROVED:

Chairman

ATTEST:

Secretary

Approved as to
Form and Legal Sufficiency:

City Attorney

PRESENTED: July 25, 2017

ADOPTED: July 25, 2017

RESOLUTION NO. 2017-____.____

A RESOLUTION REAPPOINTING T. NEAL MORRIS AS THE REPRESENTATIVE OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA TO THE DANVILLE DEVELOPMENT COUNCIL (DDC).

NOW THEREFORE, BE IT RESOLVED by the Industrial Development Authority of Danville, Virginia, (IDA) that it hereby reappoint T. Neal Morris as the representative of the IDA to the Danville Development Council.

APPROVED:

Chairman

ATTEST:

Secretary

Approved as to
Form and Legal Sufficiency:

City Attorney