INDUSTRIAL DEVELOPMENT AUTHORITY OF VIRGINIA
MINUTES OF MEETING
SEPTEMBER 12, 2017

PURSUANT TO A WRITTEN NOTICE DATED SEPTEMBER 5, 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, SEPTEMBER 12, 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 H. LARAMORE
LANDON WYATT
RUSSELL D. REYNOLDS, SECRETARY-ARRIVED LATE
MAX R. GLASS

ABSENT:

ALSO PRESENT: W. CLARKE WHITFIELD, JR., CITY ATTORNEY
KIMBERLY FORD, LEGAL ASSISTANT
KEN LARKING, CITY MANAGER
MR. WHITTLE, COUNCILMAN
CORRIE TEAGUE, ECONOMIC DEVELOPMENT
LINWOOD WRIGHT, ECONOMIC DEVELOPMENT

T. NEAL MORRIS, CHAIRMAN, CALLED THE MEETING TO ORDER AT 10:30 A.M.

MINUTES

COPIES OF THE MINUTES OF THE AUGUST 8, 2017, 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 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
DR. GLASS	- 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. REYNOLDS AND CARRIED WITH MEMBERS PRESENT VOTING AS FOLLOWS:

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

ECONOMIC DEVELOPMENT STAFF UPDATES

ECONOMIC DEVELOPMENT SUGGESTS A BLANKET LETTER FOR ALL IDA PROPERTY TO ALLOW POLICE DEPT. TO CHARGE TRESPASSERS.

RESOLUTIONS

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING MIDDLE BORDER FORWARD FELLOWSHIP (MBF) PROJECT. (PROVIDED FOLLOW ALL LOCAL AND ZONING ORDINANCES)

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

VOTE CARRIED AS:	MR. MORRIS	- AYE
	MR. WYATT	- AYE
	MR. LARAMORE	- 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 REMOVAL OF THE SIDEWALK EXTENDING FROM WEST MAIN STREET TO THE FORMER BALL PARK LOCATED BEHIND THE FITZGERALD APARTMENTS AND POSTING "NO TRESPASSING" SIGNS AT THE ACCESS ROAD.

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

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

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

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. REYNOLDS	- AYE
	DR. GLASS	- 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. LARAMORE

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

UPON RECONVENING, MR. TURNER MOVED THAT THE BOARD ADOPT A RESOLUTION CERTIFYING THAT TO THE BEST OF EACH MEMBER'S KNOWLEDGE THAT (1) ONLY PUBLIC BUSINESS MATTERS LAWFULLY EXEMPTED FROM OPEN MEETING REQUIREMENTS UNDER SECTION 2.2-3711 AND (2) ONLY SUCH PUBLIC BUSINESS MATTERS AS WERE IDENTIFIED IN THE MOTION BY WHICH THE CLOSED MEETING WAS CONVENED WERE HEARD, DISCUSSED OR CONSIDERED IN THE CLOSED MEETING.

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. REYNOLDS	- AYE
	DR. GLASS	- AYE

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE SALE OF PROPERTY LOCATED ON HOMEPORT LANE IN PITTSYLVANIA COUNTY TO THE ADJOINING PROPERTY OWNERS FOR $750

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. REYNOLDS	- AYE
	DR. GLASS	- AYE

MEETING ADJOURNED

MR. RUSSELL REYNOLDS
SECRETARY

T. NEAL MORRIS
CHAIRMAN

MEETING OF THE
INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA
TUESDAY, SEPTEMBER 12, 2017

AGENDA

CALL TO ORDER

ROLL CALL

INDUSTRIAL DEVELOPMENT AUTHORITY:

1. APPROVAL OF MINUTES FROM REGULARLY CALLED MEETING ON AUGUST 8, 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 MIDDLE BORDER FORWARD FELLOWSHIP (MBF) PROJECT.

5. A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE REMOVAL OF THE SIDEWALK EXTENDING FROM WEST MAIN STREET TO THE FORMER BALL PARK LOCATED BEHIND THE FITZGERALD APARTMENTS AND POSTING "NO TRESPASSING" SIGNS AT THE ACCESS ROAD.

6. CLOSED MEETING

7. 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

City of Danville, Virginia

Industrial Development Authority of Danville

P.O. Box 3300
Danville, Virginia 24543

September 7, 2015

NOTICE OF MEETING

TO: T. Neal Morris
C.G. Hairston
Richard L. Turner
John Laramore
Russell D. Reynolds
Landon R. Wyatt
Dr. Max Glass

A meeting of the Industrial Development Authority of Danville, Virginia has been called by the Chairman for Tuesday, September 12, 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

Date of Meeting: Tuesday, September 12, 2017

THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF DANVILLE, VIRGININA

Nature of Meeting: ___X___ Regular
_____ Special
_____ Work Session

MOTION FOR CLOSED MEETING

I MOVE that this meeting of the Industrial Development Authority of the City of Danville, Virginia be recessed and that the Authority immediately reconvene in closed meeting for the following purpose:

A. 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.

B. 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.

C. 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.

Note: This Motion must be duly made and seconded in an open meeting of the IDA.

MOTION TO EXIT CLOSED MEETING

1. I MOVE that this meeting of the Industrial Development Authority of the City of Danville, Virginia immediately reconvene into an open meeting.

2. I MOVE that the Industrial Development Authority of the City of Danville, Virginia 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 were heard, discussed or considered in the closed meeting 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.

(IF ANY MEMBER OF THE INDUSTRIAL DEVELOPMENT AUTHORITY BELIEVES THAT THERE WAS A DEPARTURE FROM THE REQUIREMENTS OF CLAUSES (I) AND (II), HE SHALL SO STATE PRIOR TO THE VOTE, INDICATING THE SUBSTANCE OF THE DEPARTURE THAT, IN HIS JUDGMENT, HAS TAKEN PLACE.)

(THIS CERTIFICATION MUST BE APPROVED BY A MAJORITY OF THE INDUSTRIAL DEVELOPMENT AUTHORITY.)

BYRNES
GOULD
– LAW –

September 6, 2017

Via Electronic Mail
Kelvin G. Perry
Project Manager
City of Danville –
Office of Economic Development
427 Patton Street
Danville, Virginia 24543

Re: Request to Lease 312 Main Street, Suite 200

Dear Mr. Perry:

Please allow this letter to serve as the formal request by Byrnes Gould PLLC to relocate from our current location – 310 Main Street, Suite 200 – to the neighboring space at 312 Main Street, Suite 200. We believe that the space at 312 Main is better suited to our business and will provide us with more opportunities for growth.

We appreciate the strong working relationship that we have enjoyed with the Industrial Development Authority over the past year, and we thank you in advance for the consideration of this request. If we can provide any additional information to you, please do not hesitate to call or email Steven or me.

Sincerely,

W. Huntington Byrnes

Industrial Development Authority
Statement of Accounts
As of August 31, 2017

Regular Checking		$ 431,530.80
USDA Loan Account		$ 84,940.27
Community Capital Bank (Essel)		$ 1,167,436.61
Community Capital Bank (500 CC)		$ 31,250.66
City Funded Loan Account		$ 161,336.66
Reserve Account	$ 24,127.26	
DESIGNATIONS:		
Durham Hosiery Building	(7,507)	
Craghead Street Parking	(502,941)	
119 South Union Street	(31,114)	
217 North Union Street	(37,000)	
	(578,562)	
Reserve Account Available		$ (554,434.37)

City Funded Loans:

Beginning Balance August 1, 2017		$ 159,599.94
	Payment from Parco Int'l	$ 920.83
	Payment from Joan Daniel	353.06
	Payment from Southside Ice	460.11
	Interest	2.72
Ending Balance August 31, 2017		$ 161,336.66

Industrial Development Authority
Statement of Account - Regular Checking

For the month ended August 31, 2017

Beginning Balance at August 1, 2017		$ 545,789.15	
RECEIPTS:			
Rent:		111,333.20	
Utility/Insurance Reimbursement:			
DR Foundation	2,253.77		
Averett	4,059.32	6,313.09	
Interest Income		8.30	
Transfer from Bond Funds		13.30	
DISBURSEMENTS:			
AMNB Loan - Lockett Drive	(9,956.97)		
Telvista Loan Payment	(8,445.39)		
AMNB - Telvista Loan	(37,924.90)		
AMNB - 500 Stinson Drive	(4,924.16)		
AMNB - 500 Stinson Drive #2	(5,197.43)		
VSBFA - 500 Cane Creek	(3,030.00)		
512 Bridge Construction Loan	(16,794.00)		
AMNB Loan - Launch Pad	(5,757.33)		
Virginia Bank & Trust - Sky Valley	(16,479.31)		
John's Tree Service	(560.00)		
Centech	(206.42)		
ECS Mid Atlantic	(2,594.30)		
Blair Construction	(86,649.88)		
Tony Ray Cook	(2,250.00)		
Tax Advantage Group (CDE)	(487.50)		
Utility Bills/Elevator Maint	(15,060.45)		
Insurance	(3,288.20)	(219,606.24)	
PASS THROUGHS:			
Skyfall Holdings, LLC	(12,320.00)		
Pemberton Lofts	32,604.00		
Pemberton Lofts	(32,604.00)		
Chestnut Lane	14,000.00		
Chestnut Lane	(14,000.00)		
		(12,320.00)	
Ending Balance at August 31, 2017		**$ 431,530.80**	

500 Stinson Loan Funds	18,098.33
CDE Distribution	534,372.01
Schoolfield - Brownsfield grant	50,000.00
Due from City	(99,769.09)
Available Funds	(71,170.45)
	431,530.80

125 N. Union	500.00	
127 N Union	630.00	
American National	500.00	
202 N. Union	350.00	
Averett	12,395.00	
Axnano	600.00	
Barry Smith	520.00	
Belk	7,700.00	
Byrnes Gould PLLC	1,000.00	
DR Foundation	6,105.00	
Goodwill	-	pd 7/31
GSO	-	abated
Launch Place	-	pd 7/31
Lou's Antiques	4,000.00	
Morrisette Paper	5,500.00	
Noblis	8,360.00	
Overfinch	10,071.00	
Piedmont Powder	1,550.00	
Riverside Running	-	pd 9/1
Robert Stephens	250.00	
Southern States	2,300.00	
Sky Valley	-	pd 9/8
Telvista	48,002.20	
Vintages	1,000.00	
	111,333.20	

Industrial Development Authority
Statement of Account
USDA Loan Funds

For the month ended August 31, 2017

Beginning Balance at August 1, 2017			$ 84,609.30
RECEIPTS:			
	Sur Language	330.25	
	Interest	0.72	
			330.97
DISBURSEMENTS:		-	
			-
Ending Balance at August 31, 2017			**$ 84,940.27**

Reconciliation to original USDA grant of $99,000

ORIGINAL USDA FUNDS			$ 99,000.00
LESS OUTSTANDING LOANS:			
	Sur Language	7,822.76	(7,822.76)
INTEREST EARNED			13,170.73
DEFAULTED LOANS			(19,457.70)
PENALTIES EARNED			50.00
BALANCE IN ACCOUNT			**$ 84,940.27**

Industrial Developme. Authority of Danville
A/R Aging Summary
As of August 31, 2017

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
200 N. Union	0.00	400.00	0.00	400.00	2,500.00	3,300.00
204 N. Union	0.00	0.00	0.00	0.00	5,950.00	5,950.00
208 N. Union	0.00	0.00	0.00	0.00	500.00	500.00
534 Craghead	0.00	0.00	0.00	0.00	1,050.00	1,050.00
Barry Smith	-260.00	0.00	0.00	0.00	0.00	-260.00
Bobby Carlsen	0.00	0.00	0.00	0.00	4,000.00	4,000.00
Byrnes Gould PLLC	0.00	-1,000.00	0.00	0.00	0.00	-1,000.00
GSO Aviation	0.00	-5,900.00	0.00	2,950.00	0.00	-2,950.00
Lou's Antiques Co	0.00	0.00	0.00	0.00	4,000.00	4,000.00
Noblis	0.00	-8,360.00	0.00	0.00	0.00	-8,360.00
Piedmont Powder Coating, Inc	0.00	1,550.00	0.00	0.00	1,263.01	2,813.01
Riverside Running Co., LLC	0.00	800.00	0.00	0.00	0.00	800.00
Robert Stephens	0.00	-10.00	0.00	0.00	0.00	-10.00
Sky Valley Foods	0.00	17,000.00	0.00	17,000.00	17,420.28	51,420.28
Telvista	0.00	-48,002.20	0.00	0.00	0.00	-48,002.20
TOTAL	**-260.00**	**-43,522.20**	**0.00**	**20,350.00**	**36,683.29**	**13,251.09**