



City of Danville, Virginia
Industrial Development Authority of Danville

P.O. Box 3300
Danville, Virginia 24543

July 3, 2018

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 10, 2018, 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
Kelvin Perry, 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 10, 2018

AGENDA

CALL TO ORDER

ROLL CALL

INDUSTRIAL DEVELOPMENT AUTHORITY:

1. APPROVAL OF MINUTES FROM REGULARLY CALLED MEETING ON June 12, 2018.
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 A LEASE AGREEMENT WITH GOODWILL INDUSTRIES OF SOUTH CENTRAL VIRGINIA, INC. AT 979 LOCKET DRIVE.
5. CLOSED MEETING
6. 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 DANVILLE, VIRGINIA
MINUTES OF MEETING
JUNE 12, 2018**

PURSUANT TO A WRITTEN NOTICE DATED JUNE 6, 2018, 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 12, 2018, 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 LARAMORE
 MAX R. GLASS

ABSENT: RUSSELL D. REYNOLDS
 LONDON WYATT

ALSO PRESENT: W. CLARKE WHITFIELD, JR., CITY ATTORNEY
 BROOKE BARKSDALE, LEGAL SECRETARY
 KEN LARKING, CITY MANAGER
 MADISON WHITTLE, COUNCILMAN
 TELLY TUCKER, ECONOMIC DEVELOPMENT
 LINWOOD WRIGHT, ECONOMIC DEVELOPMENT
 KELVIN PERRY, ECONOMIC DEVELOPMENT

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

MINUTES

COPIES OF THE MINUTES OF THE MAY 8, 2018, 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. HAIRSTON	-AYE
MR. TURNER	-AYE
MR. LARAMORE	-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. HAIRSTON AND CARRIED WITH MEMBERS PRESENT VOTING AS FOLLOWS:

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

RESOLUTIONS

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE DEMOLITION AND REMOVAL OF THE TWO ELECTRIC TRANSMISSION TOWERS LOCATED IN THE DAN RIVER ADJACENT TO 132 UNION STREET BRIDGE ROAD.

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

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

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING AN AMENDED LEASE FOR HUNTER BRYNES, STEVEN GOULD, AND BRYNES GOULD LAW.

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

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

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING AN AMENDED LEASE WITH NORFOLK SOUTHERN RAILWAY COMPANY.

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

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

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE ACCEPTANCE OF PROPERTY FROM THE CITY OF DANVILLE.

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

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

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING A LEASE AGREEMENT FOR LYNN STREET PARCEL 21403 LOT 1A.

MOTION MADE BY MR. TURNER; 2ND BY DR. GLASS

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

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

MR. TURNER MOVED THE MEETING IMMEDIATELY RECONVENE INTO AN OPEN MEETING. THE MOTION WAS SECONDED BY MR. LARAMORE AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

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

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE TERMINATION OF THE LEASE FOR TELVISTA, INC.

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

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

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING A PARKING FACILITY AND STORAGE LEASE AGREEMENT.

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

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

MEETING ADJOURNED

MR. RUSSELL REYNOLDS
SECRETARY

T. NEAL MORRIS
CHAIRMAN

Executive Summary

Lease Agreement with Goodwill Industries of South Central Virginia, Inc.

Staff recommends approval of a lease agreement with Goodwill Industries of South Central Virginia, Inc., who wish to lease approximately 15,000 square feet of warehouse space located at 979 Locket Drive. Terms to be provided at the July 10, 2018 meeting by Economic Development Staff.

PRESENTED: July 10, 2018

ADOPTED: July 10, 2018

RESOLUTION NO. 2018-____.____

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING A LEASE AGREEMENT WITH GOODWILL INDUSTRIES OF SOUTH CENTRAL VIRGINIA, INC. AT 979 LOCKET DRIVE.

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 Goodwill Industries of South Central Virginia, Inc. at 979 Locket Drive, for approximately 15,000 square feet of warehouse space for _____ () years, for a lease amount of _____ (\$) 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.

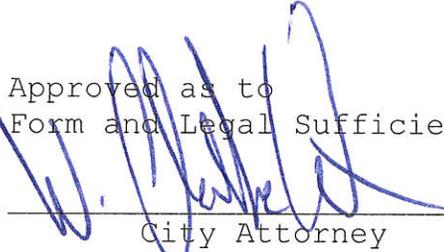
APPROVED:

Chairman

ATTEST:

Secretary

Approved as to
Form and Legal Sufficiency:



City Attorney