

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

October 24, 2019

Special Called Meeting

A Special Meeting of the Danville-Pittsylvania Regional Industrial Facility Authority convened at 8:04 a.m. on the above date at the Danville Regional Airport, 424 Airport Drive, Danville, Virginia. Present were City of Danville Members Chairman Fred O. Shanks, III, Sherman M. Saunders and Alternate J. Lee Vogler. Pittsylvania County Members present were Vice Chairman Robert W. Warren and Ronald S. Searce; Alternate Elton Blackstock was absent.

City/County staff members attending were: City Manager Ken Larking, City of Danville Director of Economic Development Telly Tucker, Assistant Director of Economic Development Corrie Bobe, Pittsylvania County Director of Economic Development Matt Rowe, Assistant County Administrator for Planning & Development Gregory Sides, Project Manager Susan McCullough, City of Danville Director of Finance Michael Adkins, Christian & Barton Attorney Steven Lippman, and Secretary to the Authority Susan DeMasi.

PUBLIC COMMENT PERIOD

No one desired to be heard.

NEW BUSINESS

4A. CONSIDERATION OF RESOLUTION NO. 2019-10-24-4A APPROVING A CONTRACT OF SALE WITH ALMA S. WEATHERFORD.

Pittsylvania County Director of Economic Development Matt Rowe explained the Board had authorized RIFA staff a certain amount they could offer for Ms. Weatherford's property. Staff negotiated with Ms. Weatherford and the family agreed on a final sales price of \$360,000 for her 75 acre tract; this does not include the 2.5 acre home site. Ms. Weatherford's goal would be to try to close before Christmas.

Mr. Saunders **moved** for adoption of *Resolution 2019-10-24-4A, approving that certain contract of sale with Alma S. Weatherford, as seller, for the purchase of certain real property with Buford Road running through it, containing approximately 75.98 acres (Tax GPIN 1376-49-9139), located in Pittsylvania County, Virginia, commonly known as 604 Buford Road, in support of the Authority's Southern Virginia Megasite at Berry Hill, at a purchase price of \$360,000, the funding of which shall derive from TIC grant #2264 from the Virginia Tobacco Region Revitalization Commission and a grant from the Virginia Economic Development Partnership.*

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

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

5. 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.]

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At 8:07 a.m. Mr. Saunders **moved** that the Meeting of the Danville-Pittsylvania Regional Industrial Facility Authority be recessed in a Closed Meeting for the following purposes:

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 or industry's interest in locating its facilities in one or more of the Authority's projects located in Pittsylvania County, Virginia; and

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) for discussion or consideration of the acquisition and/or the disposition of publicly held real property located in Pittsylvania County, where discussion in an open meeting 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: Warren, Searce, Shanks, Saunders (4)
NAY: None (0)

D. On **Motion** by Mr. Warren and **second** by Mr. Saunders and by unanimous vote at 8:57 a.m., the Authority returned to open meeting.

E. Mr. Warren **moved** for 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;

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. Saunders and carried by the following vote:

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

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6. OPEN SESSION – NEW BUSINESS

6A. CONSIDERATION OF RESOLUTION 2019-10-24-6A AUTHORIZING A LOCAL PERFORMANCE AGREEMENT

Mr. Saunders **moved** for adoption of *Resolution No. 2019-10-24-6A, authorizing the negotiation, execution and delivery of a local performance agreement with the same industry recruit for whom an announcement will be made by the Governor's office of the Commonwealth of Virginia on or about October 25, 2019, under which the Authority would provide at a minimum an industrial enhancement grant and adjacent land of the Authority located in Pittsylvania County, Virginia, for the establishment of a manufacturing facility, in exchange for certain minimum performance parameters as those required by the Governor's office and/or the Tobacco Region Revitalization Commission.*

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

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

Meeting adjourned at 9:00 a.m.

APPROVED:

s/Fred O. Shanks, III
Chairman

s/Susan M. DeMasi
Secretary to the Authority