

Danville-Pittsylvania Regional Industrial Facility Authority

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

AGENDA

Thursday, October 17, 2013

11:30 A.M.

**Institute for Advanced Learning & Research
150 Slayton Avenue, Danville, Virginia**

County of Pittsylvania Members

**Coy E. Harville, Vice Chair
James H. Snead
Jessie L. Barksdale, Alternate**

City of Danville Members

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

Staff

**Joseph C. King, City Manager, Danville
Otis S. Hawker, Interim Pittsylvania County Administrator
Clement & Wheatley, Legal Counsel to Authority
Susan M. DeMasi, Authority Secretary
Barbara A. Dameron, Authority Treasurer**

Danville-Pittsylvania Regional Industrial Facility Authority

1. MEETING CALLED TO ORDER

2. ROLL CALL

3. 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)(3) of the Code of Virginia, 1950, as amended, for discussion or consideration of the acquisition of real property for a public purpose to develop one of the Authority's projects, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the Authority.
- B. As permitted by Section 2.2-3711(A)(5) of the Code of Virginia, 1950, as amended, for discussion concerning two prospective businesses or industries where no previous announcement has been made of their interest in locating or expanding their respective facilities into one of the Authority's projects.

RETURN TO OPEN SESSION

- C. Confirmation of Motion and Vote to Reconvene in Open Meeting.
- D. Motion to Certify Closed Meeting.
- E. Consideration of Resolution 2013-10-17-3E pertaining to one or more items discussed in closed session [written material to be provided to public after return to open session].

4. TEMPORARY RECESS UNTIL 1:00 P.M.

5. RETURN FROM RECESS AND ROLL CALL

6. 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.)

7. APPROVAL OF MINUTES FOR THE SEPTEMBER 9, 2013 MEETING

8. NEW BUSINESS

- A. Update on 2013 Application to Tobacco Indemnification and Community Revitalization Commission regarding the Authority's Mega Park project located in Pittsylvania County, Virginia -- Gregory L. Sides, Assistant County Administrator for Planning and Development, Pittsylvania County

Danville-Pittsylvania Regional Industrial Facility Authority

- B. Report on Request for Proposals for marketing analytical plan for the Authority's Mega Park project located in Pittsylvania County, Virginia – E. Linwood Wright, Public and Governmental Affairs Consultant, City of Danville Office of Economic Development
- C. Financial Status Report as of September 30, 2013 – Barbara A. Dameron, CPA, Authority Treasurer; and Patricia K. Conner, CPA, City of Danville Senior Accountant

9. COMMUNICATIONS FROM:

Jessie L. Barksdale
Coy E. Harville
Sherman M. Saunders
Fred O. Shanks, III
James H. Snead
J. Lee Vogler, Jr.
Staff

Reminder of date changes for the November 2013 meeting:

- **Thursday, November 14, 2013** – Meeting moved from Monday to Thursday in order to accommodate the County's Veterans Day holiday

10. ADJOURN

Danville-Pittsylvania Regional Industrial Facility Authority

Executive Summary

Agenda Item No.:	7
Meeting Date:	10/17/2013
Subject:	Meeting Minutes
From:	Susan M. DeMasi, Authority Secretary

SUMMARY

Attached for the Board's approval are the Meeting Minutes from the Monday, September 9, 2013 meeting.

ATTACHMENTS

Meeting Minutes – 09/09/13

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

September 9, 2013

The Regular Meeting of the Danville-Pittsylvania Regional Industrial Facility Authority convened at 12:14 p.m. on the above date in the Danville Regional Airport Conference Room, 424 Airport Drive, Danville, Virginia. Present were City of Danville Members Chairman Sherman M. Saunders, Fred O. Shanks, III and Alternate J. Lee Vogler. Pittsylvania County Members present were Vice Chairman Coy E. Harville, James Snead, and alternate Jessie L. Barksdale.

City/County staff members attending were: City Manager Joe King, County Administrator Dan Sleeper, City of Danville Finance Director/Authority Treasurer Barbara Dameron, City of Danville Director of Economic Development Jeremy Stratton, Project Manager Corrie Teague, City of Danville Director of Public Works Ric Drazenovich, Assistant County Administrator for Planning & Development Gregory Sides, City of Danville Senior Accountant Patricia Conner, Clement & Wheatley Attorney Michael Guanzon and Secretary to the Authority Susan DeMasi.

PUBLIC COMMENT PERIOD

No one present desired to be heard.

APPROVAL OF MINUTES OF THE AUGUST 12, 2013 MEETING

Upon **Motion** by Mr. Shanks and **second** by Mr. Harville, Minutes of the August 12, 2013 meeting were approved as presented. Draft copies had been distributed to Authority Members prior to the Meeting.

City Manager Joe King introduced Nancy Sun, an intern working with the City's Economic Development office helping the City with their China strategy. Mr. King then introduced David Iwinski and Josh Beck with Blue Water Growth, who have been retained by the City and are experts on China-American business relationships. They have spent some time looking at local industrial sites and hope to help the City recruit businesses to fill those sites and potentially large industries in the Mega site.

NEW BUSINESS

5A. FINANCIAL STATUS REPORT AS OF AUGUST 31, 2013

Authority Treasurer Barbara Dameron gave the Financial Report as of August 31, 2013 noting that staff has closed on the refunding of the Cane Creek Bonds. General Expenditures for FY13 show legal fees of \$14,000 and staff should by the next month be able to have a tabulation on the carry forward amounts. Current expenditures show a small amount for meals and utilities. The Mega Park Funding Other Than Bonds, under Berry Hill Mega Park shows payment of approximately \$21,000 for Wetland Studies for permit assistance. Rental income shows \$3,700 from the Institute for Advanced Learning and Research with expenditures increased for the same amount for the management fee.

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

VOTE: 4-0
AYE: Harville, Snead, Saunders, Shanks (4)

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

September 9, 2013

NAY: None (0)

6A and B. CLOSED SESSION

Chairman Saunders noted that 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. At 12:28 p.m., Mr. Harville **moved** that the Meeting of the Danville-Pittsylvania Regional Industrial Facility Authority be recessed in a Closed Meeting as permitted by Section 2.2-3711(A)(3) of the Code of Virginia, 1950, as amended, for discussion or consideration of the acquisition of real property for a public purpose to develop one of the Authority's projects, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the Authority.

B. As permitted by Section 2.2-3711(A)(5) of the Code of Virginia, 1950, as amended, for discussion concerning two prospective businesses or industries where no previous announcement has been made of their interest in locating or expanding their respective facilities into one of the Authority's projects.

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

VOTE: 4-0
AYE: Harville, Snead, Saunders, Shanks (4)
NAY: None (0)

On **Motion** by Mr. Harville and **second** by Mr. Shanks, and by unanimous vote at 12:57 p.m., the Authority returned to open meeting.

Mr. Harville **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;

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. Shanks and carried by the following vote:

VOTE: 4-0
AYE: Harville, Snead, Saunders, Shanks (4)

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY
Minutes
September 9, 2013

NAY: None (0)

COMMUNICATIONS

There were no communications from Board or staff members.

MEETING ADJOURNED AT 12:59 P.M.

Chairman

Secretary to the Authority

DRAFT

Danville-Pittsylvania Regional Industrial Facility Authority

Executive Summary

Agenda Item No.:	8-C
Meeting Date:	10/17/2013
Subject:	Financial Status Reports – September 30, 2013
From:	Barbara A. Dameron, Authority Treasurer

SUMMARY

A review of the financial status reports through September 30, 2013 will be provided at the meeting. The financial status reports as of September 30, 2013 are attached for the RIFA Board's review.

RECOMMENDATION

Staff recommends approving the financial status reports as of September 30, 2013 as presented.

ATTACHMENTS

Financial Status Reports

Financial Status

Table of Contents

- A. \$7.3 Million Bonds - Cane Creek Centre
- B. General Expenditures for FY 2013
- C. General Expenditures for FY 2014
- D. Mega Park – Funding Other than Bond Funds
- E. Berry Hill Mega Park – Lot 4 Site Development
- F. Rent, Interest, and Other Income Realized
- 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 September 30, 2013

<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>
Funds from bond issuance	\$ 7,300,000.00				
Issuance cost	(155,401.33)				
Refunding cost ⁷	(40,000.00)				
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	15,424.62	56,456.38	
Land		-	2,569,647.67	-	
Demolition services		71,261.62	71,261.62	-	
Legal fees		-	50,884.23	-	
CCC - Lots 3 & 9 project - RIFA Local Share ⁶		142,190.00	112,464.98	-	
Other expenditures		-	22,089.70	-	
Total	\$ 7,591,082.12	\$ 4,311,140.12	\$ 6,768,789.18	\$ 56,456.38	\$ 765,836.56

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 September 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 August 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 2013
As of September 30, 2013

	<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 FY2012	11,042.93				
Transfer in from Rent for Charles Hawkins Bldg ¹	33,777.98				
Contingency					
Miscellaneous contingency items		\$ 47,992.93	\$ 218.50	\$ -	\$ 47,774.43
Total Contingency Budget		47,992.93	218.50	-	47,774.43
Legal		108,777.98	87,666.70	-	21,111.28
Accounting		20,750.00	20,750.00	-	-
Annual Bank Fees		4,400.00	4,571.25	-	(171.25)
Postage & Shipping		100.00	84.36	-	15.64
Meals		2,800.00	2,974.10	-	(174.10)
Utilities		4,000.00	275.28	-	3,724.72
Insurance		6,000.00	2,241.00	-	3,759.00
Total	\$ 194,820.91	\$ 194,820.91	\$ 118,781.19	\$ -	<u>\$ 76,039.72</u>

¹ The rent proceeds from the Charles Hawkins Research Building are restricted by the EDA. RIFA is allowed to reimburse the General Expenditures budget for expenses of the building after the EDA grant closeout date of 7/31/2008. This transfer is to utilize part of the rent proceeds of the Hawkins Building to reimburse RIFA's General Expenditures budget for such expenses paid by it for the Hawkins Building.

Danville-Pittsylvania Regional Industrial Facility Authority
 General Expenditures for Fiscal Year 2014
 As of September 30, 2013

	<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 FY2013	TBD				
Contingency					
Miscellaneous contingency items		\$ 16,900.00	\$ 10.78	\$ -	\$ 16,889.22
Total Contingency Budget		16,900.00	10.78	-	16,889.22
Legal					
		100,000.00	-	-	100,000.00
Accounting					
		18,900.00	2,000.00	16,900.00	-
Annual Bank Fees					
		4,600.00	-	-	4,600.00
Postage & Shipping					
		100.00	-	-	100.00
Meals					
		3,000.00	465.29	-	2,534.71
Utilities					
		500.00	49.04	-	450.96
Insurance					
		6,000.00	-	-	6,000.00
Total	\$ 150,000.00	\$ 150,000.00	\$ 2,525.11	\$ 16,900.00	<u><u>\$ 130,574.89</u></u>

Danville-Pittsylvania Regional Industrial Facility Authority

Mega Park - Funding Other than Bond Funds

As of September 30, 2013

Funding	Funding	Budget / Contract Amount	Expenditures	Encumbered	Unexpended / Unencumbered
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		29,465.00	28,965.00	500.00	
Dewberry & Davis ³		990,850.00	972,754.29	18,095.71	
Consulting Services - McCallum Sweeney ⁷		115,000.00	103,796.85	-	
Total		\$ 14,231,524.83	\$ 14,232,024.83	\$ 14,202,225.97	\$ 18,595.71
					\$ 10,703.15

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.

Danville-Pittsylvania Regional Industrial Facility Authority

Berry Hill Mega Park - Lot 4 Site Development

As of September 30, 2013

	<u>Funding</u>	<u>Budget / Contract</u> <u>Amount</u>	<u>Expenditures</u>	<u>Encumbered</u>	<u>Unexpended /</u> <u>Unencumbered</u>
Funding					
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				
Expenditures					
VA Water Protection Permit Fee		57,840.00	57,840.00	-	
Wetlands Studies and Solutions, Inc.		150,000.00	20,983.13	129,016.87	
Total	\$ 7,889,153.00	\$ 207,840.00	\$ 78,823.13	\$ 129,016.87	<u>\$ 7,681,313.00</u>

¹ These amounts have not been sent to RIFA yet as they are not needed at this time. Each locality has its local match budgeted.

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.

Danville-Pittsylvania Regional Industrial Facility Authority

Rent, Interest, and Other Income Realized

As of September 30, 2013

<i>Source of Funds</i>	<u>Funding Receipts</u>			<u>Expenditures</u> FY2014	<u>Unexpended /</u> <u>Unencumbered</u>
	<u>Carryforward</u> <u>from FY2013</u>	<u>September</u> <u>2013</u>	<u>Receipts</u> <u>FY2014</u>		
<u>Carryforward</u>	\$ 419,258.30				
<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.	\$ 9,382.86	\$ 16,947.00	
Institute for Advanced Learning and Research (IALR)	Cyberpark	IALR Building at 150 Slayton Ave.	-	-	
Securitas	Cyberpark	Gilbert Building at 1260 South Boston Rd.	600.00	1,200.00	
Guilford Whitetail Management	Berry Hill	Klutz Farm off State Rd. 863	-	-	
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	-	-	
Clodfelter Hunting Lease	Berry Hill	371.13 acres off State Road 863	-	2,000.00	
<i>Total Rent</i>			\$ 9,982.86	\$ 20,147.00	
<u>Interest Received</u> ²			\$ 145.28	\$ 219.94	
<u>Expenditures</u>					
Hawkins Research Bldg. Property Mgmt. Fee				\$ 11,468.65	
Totals			<u>\$ 419,258.30</u>	<u>\$ 10,128.14</u>	<u>\$ 20,366.94</u>
				<u>\$ 11,468.65</u>	<u>\$ 428,156.59</u>

Restricted ¹	\$ 366,773.92
Unrestricted	\$ 61,382.67

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 Assets ^{1, 2}
September 30, 2013*

	Unaudited FY 2014
Assets	
<i>Current assets</i>	
Cash - checking	\$ 319,437
Cash - money market	1,140,461
<i>Total current assets</i>	1,459,898
<i>Noncurrent assets</i>	
Restricted cash - project fund CCC bonds	871,019
Restricted cash - debt service fund CCC bonds	1,493,212
Restricted cash - debt service fund Berry Hill bonds	-
Restricted cash - debt service reserve fund Berry Hill bonds	2,000,150
Capital assets not being depreciated	24,839,271
Capital assets being depreciated, net	26,838,571
Construction in progress	2,642,748
Unamortized bond issuance costs	546,616
<i>Total noncurrent assets</i>	59,231,587
Total assets	60,691,485
Liabilities	
<i>Current liabilities</i>	
Accounts payable	9,353
Bonds payable - current portion	1,065,000
<i>Total current liabilities</i>	1,074,353
<i>Noncurrent liabilities</i>	
Bonds payable - less current portion	9,525,000
<i>Total noncurrent liabilities</i>	9,525,000
Total liabilities	10,599,353
Net Assets	
Invested in capital assets - net of related debt	48,641,587
Unrestricted	1,450,545
Total net assets	\$ 50,092,132

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 September 30, 2013 as of October 1, 2013, 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 Assets
September 30, 2013*

	Unaudited FY 2014
Operating revenues	
Virginia Tobacco Commission Grants	-
Rental income	25,697
Total operating revenues	25,697
Operating expenses ⁴	
Mega Park expenses ³	32,858
Cane Creek Centre expenses ³	52,541
Cyber Park expenses ³	7,564
Professional fees	2,000
Insurance	2,241
Other operating expenses	525
Total operating expenses	97,729
Operating loss	(72,032)
Non-operating revenues (expenses)	
Interest income	237
Interest expense	(47,837)
Total non-operating expenses, net	(47,600)
Net loss before capital contributions	(119,632)
Capital contributions	
Contribution - City of Danville	763,451
Contribution - Pittsylvania County	763,451
Total capital contributions	1,526,902
Change in net assets	1,407,270
⁵ Net assets at July 1,	48,684,862
Net assets at September 30,	\$ 50,092,132

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 may change depending on audit adjustments, if any, for FY2013 and the nature of those audit adjustments.

Danville-Pittsylvania Regional Industrial Facility Authority
Statement of Cash Flows
*September 30, 2013**

	Unaudited FY 2014
Operating activities	
Receipts from grant reimbursement requests	\$ -
Receipts from leases	19,847
Payments to suppliers for goods and services	(108,456)
Net cash used by operating activities	(88,609)
Capital and related financing activities	
Capital contributions	1,526,902
Interest paid on bonds	(125,240)
Proceeds from bond issuance	5,595,000
Principal repayments on bonds	(6,325,000)
Net cash provided by capital and related financing activities	671,662
Investing activities	
Interest received	237
Net cash provided by investing activities	237
Net increase in cash and cash equivalents	583,290
Cash and cash equivalents - beginning of year (including restricted cash)	5,240,989
Cash and cash equivalents - through September 30, 2013 (including restricted)	\$ 5,824,279
Reconciliation of operating loss before capital contributions to net cash used by operating activities:	
Operating loss	\$ (72,032)
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	6,264
Change in due from other governments	-
Change in other receivables	3,002
Change in accounts payable	(19,993)
Change in unearned income	(5,850)
Change in security deposit	-
Net cash used by operating activities	\$ (88,609)

Components of cash and cash equivalents at September 30, 2013:	
American National - Checking	\$ 319,437
American National - General money market	1,140,461
Wachovia - \$7.3M Bonds CCC Debt service fund	1,493,212
Wachovia - \$7.3M Bonds CCC Project fund	871,019
US Bank - \$11.25M Bonds Berry Hill Debt service fund	-
US Bank - \$11.25M Bonds Berry Hill Debt service reserve fund	2,000,150
	\$ 5,824,279