

**INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA  
MINUTES OF MEETING  
October 14, 2014**

PURSUANT TO WRITTEN NOTICE DATED OCTOBER 7, 2014, 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, OCTOBER 14, 2014 AT 11:00 A.M.

THE FOLLOWING MEMBERS WERE PRESENT AND ABSENT:

PRESENT: C. G. HAIRSTON, VICE CHAIRMAN  
RICHARD L. TURNER, TREASURER  
SHIRLEY D. PRIMIANO, SECRETARY  
LANDON R. WYATT, JR.

ABSENT: T. NEAL MORRIS, CHAIRMAN  
RUSSELL D REYNOLDS  
MAX R. GLASS

ALSO PRESENT: W. CLARKE WHITFIELD, CITY ATTORNEY  
GABRIELA WOODARD, LEGAL SECRETARY  
JOE KING, CITY MANAGER  
TELLY TUCKER, ECONOMIC DEVELOPMENT DIRECTOR  
LINWOOD WRIGHT, ECONOMIC DEVELOPMENT  
CORRIE TEAGUE, ECONOMIC DEVELOPMENT  
MICHAEL ADKINS, FINANCE

MR. HAIRSTON, VICE-CHAIRMAN OF THE IDA, CALLED THE MEETING TO ORDER AT 11:00 A.M.

**IDA BOARD ACTING AS AIRSIDE DEVELOPMENT REVIEW COMMITTEE**

**A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA, APPROVING AND AUTHORIZING A SIGN TO BE PLACED ON THE SIGN PLATFORM IN FRONT OF THE SKY VALLEY FOODS BUILDING ON AIRSIDE DRIVE.**

DR. PRIMIANO MADE A MOTION TO PASS A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA, SITTING AS AIRSIDE DEVELOPMENT REVIEW COMMITTEE, APPROVING AND AUTHORIZING A SIGN TO BE PLACED ON THE SIGN PLATFORM IN FRONT OF THE SKY VALLEY FOODS BUILDING ON AIRSIDE DRIVE. THE MOTION WAS SECONDED BY MR. WYATT AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. HAIRSTON - AYE  
DR. PRIMIANO - AYE  
MR. TURNER - AYE  
MR. WYATT - AYE

**INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA**

**MINUTES**

COPIES OF THE MINUTES OF THE SEPTEMBER 9, 2014 MEETING WERE DISTRIBUTED TO THE MEMBERS WITH THEIR AGENDA PACKET. A MOTION WAS MADE BY MR. TURNER TO APPROVE THE MINUTES. THE MOTION WAS SECONDED BY DR. PRIMIANO AND CARRIED WITH MEMBERS PRESENT VOTING AS FOLLOWS:

MR. HAIRSTON - AYE  
DR. PRIMIANO - AYE  
MR. TURNER - AYE  
MR. WYATT - AYE

**UPDATE ON FINANCES**

MICHAEL ADKINS, THE DEPUTY DIRECTOR OF FINANCE, UPDATED THE MEMBERS ON FINANCIAL ACCOUNTS OF THE IDA.

**A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA, APPROVING AND AUTHORIZING A LOAN IN THE AMOUNT OF \$35,000 TO MARVIN (KEN) JONES FOR THE EXPANSION OF HIS BUSINESS URBAN FITNESS TO 525 LOYAL STREET.**

MR. WYATT MADE A MOTION TO PASS A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA, APPROVING AND AUTHORIZING A LOAN IN THE AMOUNT OF \$35,000 TO MARVIN (KEN) JONES FOR THE EXPANSION OF HIS BUSINESS URBAN FITNESS TO 525 LOYAL STREET. THE MOTION WAS SECONDED BY DR. PRIMIANO AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. HAIRSTON - AYE  
DR. PRIMIANO - AYE  
MR. TURNER - AYE  
MR. WYATT - AYE

**A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING AN AUTOMATIC MONTHLY DRAFT FROM THE INDUSTRIAL DEVELOPMENT AUTHORITY ACCOUNT AT AMERICAN NATIONAL BANK FOR THE SKY VALLEY FOODS MONTHLY MORTGAGE TO VIRGINIA BANK & TRUST.**

MR. TURNER MADE A MOTION TO PASS A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND

AUTHORIZING AN AUTOMATIC MONTHLY DRAFT FROM THE INDUSTRIAL DEVELOPMENT AUTHORITY ACCOUNT AT AMERICAN NATIONAL BANK FOR THE SKY VALLEY FOODS MONTHLY MORTGAGE TO VIRGINIA BANK & TRUST. THE MOTION WAS SECONDED BY MR. WYATT AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. HAIRSTON - AYE  
DR. PRIMIANO - AYE  
MR. TURNER - AYE  
MR. WYATT - AYE

**A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE ASSIGNMENT OF THE PURCHASE AND SALE CONTRACT FOR 442 MAIN STREET FROM EARTHMARK DEVELOPMENT, LLC. TO SLW & ASSOCIATES, LLC.**

A MOTION WAS MADE BY MR. WYATT TO PASS A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE ASSIGNMENT OF THE PURCHASE AND SALE CONTRACT FOR 442 MAIN STREET FROM EARTHMARK DEVELOPMENT, LLC. TO SLW & ASSOCIATES, LLC. THE MOTION WAS SECONDED BY MR. TURNER AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. HAIRSTON - AYE  
DR. PRIMIANO - AYE  
MR. TURNER - AYE  
MR. WYATT - AYE

**CLOSED MEETING**

NEXT, DR. PRIMIANO 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 CITY AS PERMITTED BY SUBSECTION (A)(3) OF SECTION 2.2-3711 OF THE CODE OF VIRGINIA, 1950, AS AMENDED. THE MOTION WAS SECONDED BY MR. HAIRSTON AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. HAIRSTON - AYE  
DR. PRIMIANO - AYE  
MR. TURNER - AYE  
MR. WYATT - AYE

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

MR. HAIRSTON - AYE  
DR. PRIMIANO - AYE  
MR. TURNER - AYE  
MR. WYATT - AYE

UPON RECONVENING, DR. PRIMIANO 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. HAIRSTON AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. HAIRSTON - AYE  
DR. PRIMIANO - AYE  
MR. TURNER - AYE  
MR. WYATT - AYE

**A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE SALE OF 624 N. MAIN STREET TO PARICHAT AND/OR PALINDA MONGHONKHAM FOR \$17,000.**

MR. TURNER MADE A MOTION TO PASS A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE SALE OF 624 N. MAIN STREET TO PARICHAT AND/OR PALINDA MONGHONKHAM FOR \$17,000. THE MOTION WAS SECONDED BY PRIMIANO AND CARRIED WITH THE MEMBERS PRESENT VOTING AS FOLLOWS:

MR. HAIRSTON - AYE  
DR. PRIMIANO - AYE  
MR. TURNER - AYE  
MR. WYATT - AYE

**OTHER BUSINESS:**

**A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE CHAIRMAN OR VICE-CHAIRMAN TO SIGN AN ENGAGEMENT LETTER FOR THE APPEAL OF ACREE'S WAREHOUSE HISTORIC TAX CREDITS, AND TO HIRE CJMW ARCHITECTURE AND GENTRY LOCKE RAKES & MOORE FOR LEGAL SERVICES IN CONNECTION WITH THE APPEAL OF THE HISTORIC TAX CREDITS NOT TO EXCEED \$25,000.**

MR. TURNER MADE A MOTION TO PASS A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE CHAIRMAN OR VICE-CHAIRMAN TO SIGN AN ENGAGEMENT LETTER FOR THE APPEAL OF ACREE'S WAREHOUSE HISTORIC TAX CREDITS, AND TO HIRE CJMW ARCHITECTURE AND GENTRY LOCKE RAKES & MOORE FOR LEGAL SERVICES IN CONNECTION WITH THE APPEAL OF THE HISTORIC TAX CREDITS NOT TO EXCEED \$25,000.

THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 12:08 P.M.

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SHIRLEY PRIMIANO  
SECRETARY

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T. NEAL MORRIS  
CHAIRMAN