

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

October 13, 2020

A Meeting of the Danville-Pittsylvania Regional Industrial Facility Authority convened at 12:05 p.m. on the above date at the Institute for Advanced Learning and Research, 150 Slayton Avenue, Room 207, Danville, Virginia. Present were City of Danville Members Vice Chairman J. Lee Vogler, Jr., Sherman M. Saunders and Alternate Dr. Gary P. Miller. Pittsylvania County Members present were Chairman Robert W. Warren, Ronald S. Searce, and Alternate Vic Ingram. *Dr. Miller entered the meeting at 12:08 p.m.*

City/County staff members attending were: City Manager Ken Larking, Deputy City Manager Earl Reynolds, Pittsylvania County Administrator David Smitherman, City of Danville Director of Economic Development Corrie Bobe, Pittsylvania County Director of Economic Development Matt Rowe, Christian & Barton Attorney Michael C. Guanzon, and Secretary to the Authority Susan DeMasi. Also present were Shawn Harden and Brian Bradner from Dewberry. *City of Danville Director of Finance Michael Adkins, Accountant Henrietta Weaver, and Program Manager Kelvin Perry, and Pittsylvania County Project Manager Susan McCullough, attended the meeting electronically.*

Chairman Robert W. Warren presided.

**PUBLIC COMMENT PERIOD**

No one present desired to be heard.

**APPROVAL OF MINUTES OF THE SEPTEMBER 14, 2020 MEETING**

Upon **Motion** by Mr. Saunders and **second** by Mr. Searce, Minutes of the September 14, 2020 Meeting were approved as presented. Draft copies had been distributed to Authority Members prior to the Meeting.

**NEW BUSINESS**

**5A. FINANCIAL STATUS REPORTS AS OF SEPTEMBER 30, 2020**

City of Danville Director of Finance Michael Adkins gave the Financial Status report as of September 30, 2020, beginning with the Cane Creek Bonds which showed no expenditures for the month of September. General Expenditures for FY 2021 show RIFA paid \$2,000 to the Virginia Department of Treasury for the application process for Morgan Olsen Way, transferring that road over to VDOT for maintenance; those were fees related to that paperwork. RIFA also paid \$258 for meals and \$31 for monthly utilities. Funding Other than Bonds for Berry Hill, RIFA expended \$85,525 to Dewberry for continued work under Amendment #27 and #29. Lot 4 and Lot 8 Site Development showed no activity for September. Water and Sewer show RIFA expended \$177,261 to Haymes Brothers for continued work on Sanitary Sewer Phase 1. Under Rent, Interest and Other Income, RIFA received \$25,412 from the Institute related to the Hawkins Building rent, the checking account earned \$77 in interest, and RIFA also received \$1,057 from Pittsylvania County for their share of monthly rent for Gefertec. RIFA paid \$25,412 to the Institute for the Hawkins' maintenance and \$2,115 to the Institute for Gefertec rent.

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

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VOTE: 4-0  
AYE: Warren, Scearce, Saunders, Vogler (4)  
NAY: None (0)

**6. 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.]*

At 12:09 p.m. Mr. Scearce **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's interest in locating its facilities in one or more of the Authority's projects, located in Pittsylvania County, Virginia, and/or Danville, Virginia; and
- B. As permitted by Virginia Code § 2.2-3711(A)(39) for discussion or consideration of records excluded under Virginia Code § 2.2-3705.6(3) (including without limitation (i) 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 (ii) those certain memoranda, working papers, or other information related to businesses that are considering locating or expanding in Virginia, prepared by the Authority, where competition or bargaining is involved and where disclosure of such information would adversely affect the financial interest of the Authority); such information being excluded from mandatory disclosure under Virginia Code § 2.2-3705.1(12) (information relating to the negotiation and award of a specific contract pertaining to the Authority's Southern Virginia Megasite at Berry Hill project, Cyber Park project and/or Cane Creek Centre project, where competition or bargaining is involved and where the release of such information would adversely affect the bargaining power or negotiating strategy of the Authority) and Virginia Code § 2.2- 3705.1(8) (appraisals and cost estimates of real property in one or more of the Authority's projects subject to a proposed purchase, sale, or lease, prior to the completion of such purchase, sale, or lease); 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, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the Authority; and
- D. As permitted by Virginia Code § 2.2-3711(A)(8) for consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel.

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

VOTE: 4-0  
AYE: Warren, Scearce, Saunders, Vogler (4)  
NAY: None (0)

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**Return to Open Session - Reinstatement/Unmuting of Conference Line.**

On **Motion** by Mr. Searce and **second** by Mr. Vogler and by unanimous vote at 1:12 p.m., the Authority returned to open meeting.

Mr. Searce **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. Vogler and carried by the following vote:

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

*Dr. Miller left the meeting at 1:12 p.m.*

**NEW BUSINESS CONTINUED**

**7A. CONSIDERATION OF RESOLUTION NO. 2020-09-13-7A SELECTION OF GENERAL LEGAL COUNSEL**

Mr. Vogler **moved** that Agenda Item 7A - *Consideration of Resolution No. 2020-09-13-7A, selection of legal counsel*, be **TABLED**.

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

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

**COMMUNICATIONS**

Mr. Warren complimented staff on doing an outstanding job and thanked them for the work they were doing.

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Meeting adjourned at 1:15 p.m.

APPROVED:

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Chairman

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Secretary to the Authority

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