



DANVILLE-PITTSYLVANIA
REGIONAL INDUSTRIAL FACILITY AUTHORITY

Danville-Pittsylvania Regional Industrial Facility Authority

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

AGENDA

SPECIAL CALLED MEETING

September 22, 2022

12:00 P.M.

**Institute for Advanced Learning and Research
150 Slayton Avenue, Room 207
Danville, Virginia**

County of Pittsylvania Members

**William V. ("Vic") Ingram, Chairman
Darrell W. Dalton**

City of Danville Members

**Sherman M. Saunders, Vice Chairman
J. Lee Vogler, Jr.
Dr. Gary P. Miller, Alternate**

Staff

**Kenneth F. Larking, City Manager Officer
David Arnold, Assistant County Administrator
Christian & Barton, LLP, Legal Counsel to Authority
Susan M. DeMasi, Authority Secretary
Michael L. Adkins, Authority Treasurer**



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1. MEETING CALLED TO ORDER

2. ROLL CALL

3. 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.]*

4. NEW BUSINESS

- A. Consideration of Resolution 2022-09-22-4A, authorizing and directing the Chairman of the Authority to enter into and to deliver a triple-net Ground Lease with the Institute for Advanced Learning and Research, a political subdivision of the Commonwealth of Virginia ("IALR"), as tenant, for the construction and operation of a proposed 100,000 +/- square foot training facility to be known as the Accelerated Training in Defense Manufacturing ("ATDM") Training Center, which IALR will use to train skilled workers for the defense industry as part of its US Department of Defense-supported ATDM Training Program; and the minimum terms will be as follows: (i) IALR shall be expected to make or cause the capital investment of at least \$25 million and employment of at least 50 employees with average annual wages of \$60,000; (ii) the term will be for an initial period of 20 years, with automatic renewal for 4 additional 5 year periods so long as IALR has met certain benchmarks agreed upon by the parties and continues to use the building for a permitted use, followed by additional automatic renewals of 5 year periods by agreement of the parties; (iii) the demised area shall be Lot 12C in the Authority's Cyberpark project in Danville, Virginia; (iv) annual rent shall be \$16,975; and (v) the permitted use of the demised area shall include (A) workforce development or training programs directly or indirectly funded by federal, state, or local governments (or any combination thereof); (B) rapid launch bays for businesses/industries locating operations in Danville or Pittsylvania County for the first time, provided the sublease for such space shall not be longer than 36 months; (C) temporary industrial space, provided the sublease for such space shall not be longer than 36 months; or (D) any other industrial, commercial or research use to which the Authority consents in writing. – Matthew Rowe, Pittsylvania County Director of Economic Development and Telly Tucker, President, the Institute for Advanced Learning and Research
- B. Consideration of Resolution No. 2022-09-12-5C, authorizing the installation by the Authority's ultimate tenant on Lot 12C in the Authority's Cyber Park project, located in Danville, Virginia, of a portion of a decommissioned submarine, as presented at the meeting, in front of a to be constructed building on Lot 12C, where such tenant will be responsible for any and all costs of such installation, including but not limited to, installation, maintenance, removal and restoration of the installation site, and



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subject to certification of compliance with all applicable zoning and restrictive covenants requirements applicable to Lot 12C, and further subject to the execution and delivery of a lease, to be negotiated, approved and executed by the Authority for Lot 12C – Mr. Rowe and Mr. Tucker. *[No written resolution.]*

5. ADJOURN