

# Staunton River Regional Industrial Facility Authority

Pittsylvania County, Virginia  
Town of Hurt, Virginia  
City of Danville, Virginia

## **AGENDA**

June 23, 2020

12:00 P.M.

Chatham Community Center  
115 S. Main Street  
Chatham, Virginia 24531

### **County of Pittsylvania Members**

Tim W. Dudley, Vice Chairman  
Ben L. Farmer  
Dr. Charles H. Miller, Alternate

### **Town of Hurt Members**

Shirley Barksdale-Hill  
Steve Watson  
Collin Adams, Alternate

### **City of Danville Members**

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

**Staunton River Regional Industrial Facility Authority**

**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 must identify themselves and state their address, and 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. APPROVAL OF MINUTES OF THE FOLLOWING MEETINGS:**

- January 24, 2020 Meeting
- April 24, 2020 Meeting
- May 8, 2020 Meeting

**5. NEW BUSINESS**

- A. General Expenditures Reports as of April 30, 2020 and May 31, 2020 – Kim Van Der Hyde, Director of Finance, Pittsylvania County
- B. Consideration of Resolution No. 2020-06-23-5B, approving the Authority’s Fiscal Year 2021 Budget – Ms. Van Der Hyde *[NO WRITTEN RESOLUTION]*
- C. Next Meeting Date/Time/Place

**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.]*

- A. 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) 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

- B. 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 commonly known as the Southern Virginia Multimodal Park, in Hurt, Virginia, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the Authority; and
- C. As permitted by Virginia Code § 2.2-3711(A)(5) for discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community; and
- D. As permitted by Virginia Code §§ 2.2-3711(A)(7) and 2.2-3711(A)(8) for consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body, and consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel.

**RETURN TO OPEN SESSION**

- E. Confirmation of Motion and Vote to Reconvene in Open Meeting
- F. Motion to Certify Closed Meeting
- G. Consideration of Resolution No. 2020-06-23-6G, regarding settlement agreement with Altavista related to Altavista's withdrawal from the Authority – Jennifer H. Burnett, Clement & Wheatley, Authority Legal Counsel *[NO WRITTEN RESOLUTION]*

**7. COMMUNICATIONS FROM:**

- Authority Staff
- Authority Board Members

**8. ADJOURN**

STAUNTON RIVER REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

January 24, 2020

The regular meeting of the Staunton River Regional Industrial Facility Authority was convened at 12:01 p.m. on the above date at the Town Hall for Hurt, Virginia, 533 Pocket Road, Hurt, Virginia 24563. Present were Pittsylvania County members Tim Dudley, Ben Farmer and alternate Dr. Charles H. Miller. Town of Hurt members present were Gary Poindexter, Steve Watson, and alternate Collin Adams. City of Danville members present were Fred Shanks, Sherman Saunders, and alternate Lee Vogler.

County/Town/City staff members attending were: County Administrator David Smitherman; City Manager Ken Larking; County Director of Economic Development Matt Rowe; Interim City Director of Economic Development Corrie Bobe; County Finance Director Kim Van Der Hyde; Secretary Hollye Keese; and Clement Wheatley Attorney Jennifer Burnett.

**ROLL CALL AND CONFIRMATION OF QUORUM**

Hollye Keese, Secretary, read the roll call and confirmed that a quorum was present.

**PUBLIC COMMENT PERIOD**

No one desired to be heard.

**APPROVAL OF MINUTES OF THE OCTOBER 4, 2019 MEETING**

Upon **Motion** by Mr. Shanks and **seconded** by Mr. Dudley, Minutes of the October 4, 2019 meeting were approved as presented.

**OLD BUSINESS**

**A. Report on Status of Development of Southern Virginia Multimodal Park – Matthew Rowe, Director, Economic Development, Pittsylvania County**

Mr. Rowe stated that the smokestack is no longer on the site. Also, as part of the agreement with Hurt Partners, other structures are being torn down. This will continue over the next three months to try to get back to a greenfield status. Staff is scheduling a time to meet with Hurt Partners to see where the gravel roadway will go on the site. Some processes had been delayed about 10 days due to the permits but should be ready and will continue with taking down the final silos.

Mayor Poindexter asked about clean up and what will happen next. Mr. Dudley stated that he appreciated all of Mr. Rowe's hard work.

**NEW BUSINESS**

A. **ELECTION AND APPOINTMENT OF OFFICERS FOR CALENDAR YEAR 2020** – Jennifer H. Burnett, Esq., Clement Wheatley, Legal Counsel to the Authority

Ms. Burnett explained that per the by-laws, the rotation of the Chairman and Vice Chairman position as well as the Reappointment of Secretary and Treasurer.

1. Election of Chairman from Town of Hurt Member Locality (*see* Bylaws, Article VI, paragraph 1)

Mr. Watson **nominated** Mr. Poindexter as Chairman of the Authority; the Motion was **seconded** by Mr. Farmer and carried by the following vote:

VOTE: 6-0  
AYE: Poindexter; Watson; Dudley ; Farmer; Shanks; Saunders (6)  
NAY: None (0)

2. Election of Vice Chairman from City of Danville Member Locality (*see* Bylaws, Article VI, paragraph 4)

Mr. Shanks **nominated** Mr. Saunders as Vice Chairman of the Authority; the Motion was **seconded** by Mr. Watson and carried by the following vote:

VOTE: 6-0  
AYE: Poindexter; Watson; Dudley; Farmer; Shanks; Saunders (6)  
NAY: None (0)

3. Reappointment of Secretary from the Authority's staff – Hollye M. Keesee, Executive Assistant, Pittsylvania County, Virginia

Mr. Dudley **moved** to reappoint Ms. Keesee as Secretary of the Authority; the Motion was **seconded** by Mr. Farmer and carried by the following vote:

VOTE: 6-0  
AYE: Poindexter; Watson; Dudley; Farmer; Shanks; Saunders (6)  
NAY: None (0)

4. Reappointment of Treasurer from the Authority's staff – Kim Van Der Hyde, Director of Finance, Pittsylvania County, Virginia

Mr. Shanks **moved** to reappoint Ms. Van Der Hyde as Treasurer of the Authority; the Motion was **seconded** by Mr. Farmer and carried by the following vote:

VOTE: 6-0  
AYE: Poindexter; Watson; Dudley; Farmer; Shanks; Saunders (6)  
NAY: None (0)

- B. General Expenditures Reports as of October 31, 2019, November 30, 2019 and December 31, 2019 – Kim Van Der Hyde, Director of Finance, Pittsylvania County

Ms. Van Der Hyde explained that the funding from the Town of Altavista is included until the time that they can be removed. That funding has not been received. The reports for the last three months were discussed.

Mr. Saunders **moved** to accept the Treasurer's Report; the Motion was **seconded** by Mr. Dudley and unanimously approved.

- C. Next Meeting Date/Time/Place

The next meeting was scheduled to be held at the Pittsylvania County Administration office on April 24, 2020 at 12 p.m. It was decided that all meetings will now be held at the County Administration building in Chatham since Altavista is no longer part of the Authority.

### **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 12:20 p.m. Mr. Dudley **moved** that the meeting of the Staunton River Industrial Facility Authority be recessed in a closed meeting for the following purposes:

A. 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) 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

B. 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 commonly known as the

Southern Virginia Multimodal Park, in Hurt, Virginia, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the Authority.

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

VOTE: 6-0

AYE: Dudley; Farmer; Poindexter; Watson; Shanks; Saunders (6)

NAY: None (0)

### **RETURN TO OPEN SESSION**

#### **C. Confirmation of Motion and Vote to Reconvene in Open Meeting**

On **Motion** by Mr. Dudley and **seconded** by Mr. Farmer and by unanimous vote at 1:27 p.m., the Authority returned to open meeting.

#### **D. Motion to Certify Closed Meeting**

Mr. Shanks **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. Dudley and carried by the following vote:

VOTE: 6-0

AYE: Dudley; Farmer; Poindexter; Watson; Shanks; Saunders (6)

NAY: None (0)

### **COMMUNICATIONS**

Mr. Poindexter stated that there is not a good public knowledge on how the Committee like SR RIFA works, and that these projects take years, not months. So, if there was any way that there could be better communication to the communities that it would be better for public relations.

Mr. Shanks stated that the Committee is doing things that each locality could not do by themselves.

Mr. Vogler stated that the bulk of the announcements that are being made are joint projects that wouldn't be without these partnerships.

Mr. Larking stated that Danville and Pittsylvania County has been working well over the years, especially with staff working together to market and recruit. So even though Danville sits far Hurt distance wise, working together is best for all the communities.

Meeting adjourned at 1:33 p.m.

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Chairman

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Secretary to the Authority

STAUNTON RIVER REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

April 24, 2020

The regular meeting of the Staunton River Regional Industrial Facility Authority was convened at 12:07 p.m. on the above date at the Chatham Community Center, 115 S. Main Street, Chatham, Virginia 24531. Present were Pittsylvania County members (elected Vice-Chairman) Tim W. Dudley, Ben L. Farmer, and alternate Dr. Charles H. Miller. Town of Hurt members present were Shirley Barksdale-Hill and Steve Watson; alternate Collin Adams was absent. City of Danville members present were (elected Chairman) Sherman M. Saunders, Fred O. Shanks, III, and alternate J. Lee Vogler.

County/Town/City staff members attending were: Hurt Town Mayor Gary Hodnett; City Manager Ken Larking; County Administrator David Smitherman by-phone; County Director of Economic Development Matt Rowe; City Director of Economic Development Corrie Bobe; County Director of Finance Kim Van Der Hyde; and Clement Wheatley Attorney Jennifer H. Burnett.

**CALL MEETING TO ORDER**

At 12:07 p.m. the meeting of the Staunton River Regional Industrial Facility Authority was called to order by Mr. Saunders.

Mr. Saunders appointed Mr. Rowe, Pittsylvania County Director of Economic Development to record and prepare the minutes for the meeting in the absence of the Authority's Secretary Ms. Keesee.

**ROLL CALL AND CONFIRMATION OF QUORUM**

Mr. Rowe read the roll call and confirmed that a quorum was present.

**PUBLIC COMMENT PERIOD**

No one desired to be heard.

**APPROVAL OF MINUTES OF THE JANUARY 24, 2020 MEETING**

Attorney Ms. Burnett informed the Authority that the minutes were not available for approval due to the absence of the Authority's Secretary Ms. Keesee. She stated that the minutes would be finalized and presented during the Authority's next meeting.

Upon a **motion** by Mr. Dudley and **seconded** by Mr. Watson, the approval of the January 24, 2020 meeting minutes was **tabled** until the Authority's next meeting. The motion to table was unanimously approved.

**NEW BUSINESS**

Consideration of Resolution No. 2020-04-24-5A, to amend and restate the Bylaws of the Authority to remove the Town of Altavista, Virginia therefrom as a Member Locality, to make conforming changes in connection therewith and consistent with the Amended and Restated Cost and Revenue Sharing Agreement, which has been approved by the governing bodies of the remaining Member Localities, and to change the Chairman and Vice Chairman rotations

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Attorney Ms. Burnett discussed changes to the Bylaws and Cost-Revenue Sharing Agreement due to the Town of Altavista providing a resolution of withdrawal to the Authority. She also explained the recommended change to the order of localities for Chairman and Vice-Chairman and the number needed to establish a quorum of the Authority.

A **motion** by Mr. Shanks and **seconded** by Mr. Dudley was made to accept the resolution and changes as presented.

There was discussion on the motion. Mr. Saunders questioned the rationale behind a quorum consisting of 2 members rather than 3 members with a member of each locality being present. Mr. Vogler stated that he agreed with Mr. Saunders and said that he believed a quorum should be 3 members with a member of each locality being present. Other members shared their agreement.

Mr. Dudley asked Ms. Burnett about the possibility of having a call-in protocol given the difficulties presented by COVID-19. Ms. Burnett stated that the Authority would need to establish a policy if they wanted to pursue this option. Mr. Saunders reiterated the need to wait for guidance from the State Attorney General's Office on remote participation in public meetings.

Mr. Shanks **amended** his original motion of approval, with the change being a quorum consisting of 3 members, with a member of each locality being present. Mr. Dudley **seconded** the amended motion and it was **approved** unanimously.

**ELECTION AND APPOINTMENT OF OFFICERS FOR REMAINDER OF CALENDAR YEAR 2020**

Attorney Ms. Burnett briefly explained the process for electing and appointing officers for the remainder calendar year 2020. She referenced the recently changed Bylaws of the Authority as establishing order of officers from locales. The election of officers proceeded as follows:

Election of Chairman from City of Danville Member Locality

Mr. Shanks **nominated** Mr. Saunders as Chairman of the Authority; the Motion was **seconded** by Mr. Dudley. Mr. Shanks stated that he knows that Mr. Saunders will do a great job as Chairman of the Authority, due to his extensive experience of serving on other similar boards and committees. Mr. Vogler reiterated Mr. Shank's sentiments and stated that Mr. Saunders' will do a great job for the Authority and region.

There were no other nominations, and the motion was unanimously **approved**.

Mr. Saunders took control over the meeting.

Election of Vice Chairman from Pittsylvania County Member Locality

Mr. Farmer **nominated** Mr. Dudley as Vice Chairman of the Authority; the Motion was **seconded** by Mr. Shanks.

There were no other nominations, and the motion was unanimously **approved**.

Chairman Saunders thanked his fellow Authority members, and reflected upon his ties to Pittsylvania County, and his service to both locales and the entire region. He stated his appreciation of confidence from the Authority.

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Chairman Saunders' first act as Chairman was to welcome Ms. Shirley Barksdale-Hill, newly appointed member from the Town of Hurt, to the Authority. He stated that he and the Authority looked forward to successfully working with her on impactful and transformational projects for the Town of Hurt and the region.

Ms. Barksdale-Hill thanked Chairman Saunders and the Authority and welcomed her role.

Financial Status Reports as of January 31, 2020, February 29, 2020, and March 31, 2020

Kim Van Der Hyde, County Director of Finance, gave and presented the finance reports to the Authority. She informed them of upcoming land option fee payments. There were no questions from the Authority.

A **motion** by Mr. Shanks and **seconded** by Mr. Watson was made to **approve** the financial status reports as presented.

Next Meeting Date/Time/Place

Chairman Saunders asked Authority members and Staff of a proposed next meeting date. Mr. Rowe recommended not setting a date at this time due to the likely need of an upcoming special called meeting.

Chairman Saunders and Authority members agreed.

The next meeting of the Staunton River Regional Industrial Facility Authority will be established as needed via a likely special called meeting in early-to-mid May. Once a meeting date is established, Attorney and Staff will properly provide meeting notice that meets Virginia public meeting notice requirements.

**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 12:35 p.m. Mr. Shanks **moved** that the meeting of the Staunton River Industrial Facility Authority be recessed in a closed meeting for the following purposes:

A. 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) 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

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B. 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 commonly known as the Southern Virginia Multimodal Park, in Hurt, Virginia, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the Authority.

The Motion was **seconded** by Mr. Farmer and **approved** unanimously.

**RETURN TO OPEN SESSION**

C. Confirmation of Motion and Vote to Reconvene in Open Meeting

On **Motion** by Mr. Shanks and **seconded** by Mr. Watson and by unanimous vote at 1:03 p.m., the Authority returned to open meeting.

D. Motion to Certify Closed Meeting

Mr. Shanks **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. Dudley and was **approved** unanimously.

D. Consideration of Resolution No. 2020-04-24-6G, regarding settlement of certain additional matters related to Altavista's withdrawal from the Authority

Attorney Ms. Burnett stated that the Authority accepted Altavista's resolution to withdraw from the Staunton River Region Industrial Facility Authority during its October 4, 2019 meeting. She said that the Authority now needed to determine Altavista's settlement offer for leaving the Authority.

A **motion** by Mr. Shanks and **seconded** by Mr. Farmer was made to **approve** the resolution and accept Altavista's offer as presented.

**COMMUNICATIONS**

Mr. Dudley informed Authority members of community efforts to feed students at Hurt Elementary School during these challenging times. Thus far they have prepared over 700 meals for children who would otherwise likely not have access to adequate food. He encouraged members to get involved in their communities with similar efforts and programs.

Mr. Farmer thanked members and stressed the importance of the Authority to citizens in northern Pittsylvania County.

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Ms. Barksdale-Hill stated that she was appreciative of the Authority's efforts to attract and bring business to the Town of Hurt.

Mr. Watson thanked fellow members for their involvement and said that he was looking forward to the future.

Chairman Saunders thanked his colleagues for their confidence in his chairmanship and said that he would faithfully represent all participating communities.

Mr. Shanks stated that he is proud of the City's involvement in the Authority.

Mr. Vogler mentioned that he was confident that the Authority would be a model of regional cooperation for the State.

Chairman Saunders declared the meeting **adjourned** at 1:08 p.m.

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Sherman M. Saunders

Chairman

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Matthew D. Rowe

(Meeting Appointed) Secretary to the Authority

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May 8, 2020

A special called meeting of the Staunton River Regional Industrial Facility Authority was convened at 1:00 p.m. on the above date at Wayside Park, 1678 Main Street, Hurt, Virginia 24563. Present were Pittsylvania County members (elected Vice-Chairman) Tim W. Dudley, and alternate Dr. Charles H. Miller. Town of Hurt members present were Shirley Barksdale-Hill, Steve Watson. City of Danville members present were (elected Chairman) Sherman M. Saunders, Fred Shanks, III, and alternate J. Lee Vogler.

County/Town/City staff members attending were: Hurt Town Mayor Gary Hodnett; County Board of Supervisors Chair Robert "Bob" Warren; City Mayor Alonzo Jones; City Manager Ken Larking; County Administrator David Smitherman; County Director of Economic Development Matt Rowe; City Director of Economic Development Corrie Bobe; County Director of Finance Kim Van Der Hyde; County Project Manager Susan McCulloch, and Clement Wheatley Attorney Jennifer H. Burnett.

**CALL MEETING TO ORDER**

At 1:00 p.m. the meeting of the Staunton River Regional Industrial Facility Authority was called to order by Mr. Saunders.

Mr. Saunders appointed Mr. Rowe, Pittsylvania County Director of Economic Development to record and prepare the minutes for the meeting in the absence of the Authority's Secretary Ms. Keesee.

**ROLL CALL AND CONFIRMATION OF QUORUM**

Mr. Rowe read the roll call and confirmed that a quorum was present.

**PUBLIC COMMENT PERIOD**

Mr. Gary Poindexter, resident of the Town of Hurt commented briefly. He applauded the collaboration that SR RIFA represented and stated that he was confident that the Authority would have a positive impact on the Town of Hurt and surrounding community.

**NEW BUSINESS**

**Consideration of Resolution No. 2020-05-08-4A, to approve a Local Performance Agreement for Project Emotion, pertaining to an industry to be located in the Southern Virginia Multimodal Park in Hurt, VA, bringing significant jobs and investment to the surrounding area, in furtherance of the Authority's purpose set forth in its Amended and Restated Bylaws to enhance the economic base of the Authority's member localities by developing the Park, on such terms and conditions as presented at this meeting by Authority Staff, which are determined by the Board of the Authority to be in the best interests of the Authority.**

Matthew Rowe, Director, Economic Development, Pittsylvania County, asked Mrs. Burnett to pass out the Local Performance Agreement (LPA) and thanked Corrie Teague-Bobe, Director, Economic Development for allowing him to present the LPA to the Board. The project in the LPA has been signed by the Company and the project represents 200 new jobs coming to the Southern Virginia region at the Southern Virginia Multimodal Park in Hurt, Virginia and an investment of over \$34,000,000. The project will be built in two consecutive phases and will ultimately result in a 250,000-sf building. Mr. Rowe

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presented a concept of the building site layout. With regards to SR RIFA's assistance, all local and state assistance is after performance is met. The wages paid are in excess of Pittsylvania County's prevailing average.

Mr. Rowe asked if there were questions. There were no questions and Mr. Saunders asked if there was a motion. A **motion** by Mr. Dudley and **seconded** by Ms. Barksdale-Hill was made to accept the resolution as presented. There was no discussion on the motion. It was approved **unanimously**.

Mr. Saunders officially signed the Local Performance Agreement document.

**Formal Announcement of Project Emotion Industry and Recruit – Sherman M. Saunders, Chairman of the Authority**

The meeting moved to the stage and Mr. Saunders, Chairman of the Authority, made opening remarks, officially welcoming Staunton River Plastics, LLC to the Southern Virginia Multimodal Park.

Mr. Saunders said that it was only three years ago that Pittsylvania County, the City of Danville and the Town of Hurt united to form the Staunton River Regional Industrial Facility Authority, focusing on and enhancing economic development opportunities in northern Pittsylvania County. Today's announcement proves that with regional cooperation, strategic investment, we can improve the economic outlook of our region.

Staunton River Plastics is a manufacturer specializing in injection molded and blow molded plastic products. The investment will result in a capital investment of \$34M with construction of a 250,000 square-foot building for a Fortune 500 company in the beauty and health industry. Over the course of four years, the company will create over 200 new jobs with an average wage of \$37,000.

Remarks were also made by:

Tim W. Dudley, Vice Chairman of the Staunton River District and member of the Pittsylvania County Board of Supervisors. Mr. Dudley stated that today's a big day. He would like to extend a warm welcome to Staunton River Plastics. Northern Pittsylvania County in the past has been reliant on the former Burlington Industries/Klopman Mills site, which currently serves as the Southern Virginia Multimodal Park. He said, "Generations of our families, our friends, and our loved ones worked there and provided for their families." Mr. Dudley stated that he is thrilled that citizens today will be able to provide for their families due to this announcement. It makes the region greater for the region's future. The conversation between Matt Rowe and the parent company began three years ago and continued off and on over the three years. The City, County and regional economic development office worked together to secure rail service for the project.

Greg Woods, future plant manager of Staunton River Plastics. Mr. Woods shared that Staunton River Plastics is excited to join the Southern Virginia business community. This new operation will provide opportunities for many people in the area. Having a broad selection of talented people in the area combined with the availability of advanced training programs from local and regional school systems was a major factor in choosing this location for their production facility. They look forward to become a positive addition to the community of Hurt.

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Virginia Senator Frank Ruff, stated that this is a beautiful day and it is a beautiful reason to be here today. Sometimes smaller communities get lost; he lives in Clarksville, which was the menswear division for Burlington Industries. When they left, it really hit them on the head like a two-by-four, and it took a long time to come back from that. So he is delighted to see that Hurt is coming back with this project, and he is delighted to see the hard work that Matt and his team has done of making sure that everything is right so that the project can move forward and people can be hired.

Virginia Delegate Danny Marshall, representing the Virginia Tobacco Commission, encouraged attendees to read the website of Staunton River Plastics' parent company, Rage Plastics, to see how well-respected the company is within its own community. Rage Plastics accepted a large project with "A pledge and a handshake," and quickly utilized a building nearby, received tooling, and produced parts a full two months ahead of schedule. Rage Plastics has delivered 2,392 truckloads which is over 102 million parts, without a single part being rejected. In today's world, this is rare, but now the region is going to have this company, and it's going to bring those values to Pittsylvania County, and he doesn't know if they could choose a better company.

Virginia Delegate Les Adams stated he's thrilled to be here today to join in this announcement of such news for Pittsylvania County and the Town of Hurt. To have this many family-sustaining jobs in northern Pittsylvania County is just what is needed, and it has been a long time coming. This region is ready. The United States has had its manufacturing overseas for far too long. And so now, in this year, as the nation looks to bring back these jobs to our land, leaders can boldly say that Southside Virginia is ready. No region is better equipped to meet this task than the Southern Virginia region.

Gary Hodnett, Mayor of the Town of Hurt said the Town has always valued family, hard work, pulling together to make their community a better place for everyone. It endured hard times when the tobacco and textile industries departed, along with the jobs that fed many families. They have never lost sight of their dream of seeking more opportunities for citizens to work closer to home. Staunton River Plastics, a new business, has looked at the Town and found it to be the place where they want to bring their dream, their employees, their work. Hurt has been chosen to be their home. The excitement of new jobs, new activities in the town, employees who will be looking to do business, to find homes in the community, and all of the things that come with the arrival of such a great business partner. He is looking forward to a long and mutually beneficial relationship with their new town business, Staunton River Plastics. Today is a new day. The hard work has paid off, and people are about to see new life emerge in the town of Hurt.

Alonzo Jones, Mayor of the City of Danville stated that although the City was the farthest partner from the SVMP, members of Council believed in the importance of regionalism. The development of SVMP would be an asset both directly and indirectly to Danville and the regional economy. Through their involvement over the years, the many years with the County and the Danville-Pittsylvania County Regional Industrial Facility Authority, they know firsthand that the best way of moving the region forward is by uniting and working together of critical projects of importance. Danville and this region have seen significant changes over the years. Textile and tobacco no longer dominate the economy. However, DPC has endeavored to adapt to reimagine success. They have been on an incredible and rewarding journey. They are making the transition to an economy with the diversified, forward look mix of businesses. On this journey they have formed partnerships, learned from others, built frameworks and planted seeds. These steps have been recipe for their success story. Staunton River Plastics LLC is

STAUNTON RIVER REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

May 8, 2020

reimagining the future of the industrial park site through its investment in this new facility and for providing high quality jobs for many residents.

Robert W. (Bob) Warren, Chairman of the Pittsylvania County Board of Supervisors, stated that today's news certainly would be great any day of the year, but it's especially impactful for the current time and place. They are here for two great things for the Hurt community; the first is the rebirth of Wayside Park. This park will give an opportunity their employees to enjoy the park by exercising and practicing good health. He hopes that Staunton River Plastics employees will enjoy this in the future. The economic development announcement, he feels he wants to recognize three supervisors. Mr. Eckers, who passed; Mr. Elton Blackstock; and Mr. Tim Dudley. Projects like Staunton River Plastics come from persistence, hard work, and more importantly cooperation between many parties. The City of Danville, the Town of Hurt, and Pittsylvania County. This arrangement and relationship are almost unprecedented. It just doesn't happen that communities come together and serve together and put aside pettiness for the greater good. On September 23, 2017, these three localities proudly signed a letter of intent to establish the Staunton River RIFA in an effort to redevelop the SVMP in the Town of Hurt. It is incredible to think within three years, three localities were able to work together with private partners to not only ready the site, but to also secure a major first tenant. This is the fruit of regionalism. Mr. Warren mentioned that Staunton River Plastic's 250,000 square-foot building will change the landscape as those enter the town of Hurt. The company's products will help Americans daily as they continue to fight against the COVID-19 pandemic. This project is on a fast track. With Staunton River Plastic's new facility on Main Street, the rest of the park will be easier to market to future tenants. It is a highest and best use to create good paying jobs for citizens in this part of the county and region. Staunton River Plastics has certainly given them a fantastic start.

**ADJOURN**

On a motion by Mr. Shanks and seconded by Mr. Dudley, Chairman Saunders declared the meeting **adjourned** at 1:45 p.m.

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Sherman M. Saunders

Chairman

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Matthew D. Rowe

(Meeting Appointed) Secretary to the Authority

Staunton River Regional Industrial Facility Authority  
 General Expenditures for Fiscal Year 2020  
 As of April 30, 2020

	Cash Balance	Current Rev/Exp	YTD Rev/Exp	Budget	Balance
Cash Balance-July 1, 2019	63,997.06				
Prior Year A/P-Paid in July	-3,542.00				
<b>Funding</b>					
Locality Contributions:					
City of Danville		-	23,000.00	23,000.00	-
Pittsylvania County		-	50,000.00	50,000.00	-
Town of Altavista		-	-	23,000.00 **	23,000.00
Town of Hurt		-	4,000.00	4,000.00	-
Interest		0.66	30.71	-	-
<b>Total Funding</b>		<b>0.66</b>	<b>77,030.71</b>	<b>100,000.00</b>	<b>23,000.00</b>
<b>Expense</b>					
Accounting-Audit Fees		-	4,000.00	5,200.00	1,200.00
Legal Fees		701.50	10,146.50	40,000.00	29,853.50
Land Option Fee		-	40,000.00	50,000.00	10,000.00
Postage, Mailing Service		-	-	100.00	100.00
Supplies		-	972.61	1,200.00	227.39
Meetings and Incidentals		-	345.92	675.00	329.08
Insurance		-	1,625.00	1,625.00	-
Unobligated		-	-	1,200.00	1,200.00
<b>Total Expense</b>		<b>701.50</b>	<b>57,090.03</b>	<b>100,000.00</b>	<b>42,909.97</b>
<b>Net Income</b>		<b>(700.84)</b>	<b>19,940.68</b>		
 <b>Cash on Hand</b>	 80,395.74				

**\*\*Amount not yet received**

Staunton River Regional Industrial Facility Authority  
 General Expenditures for Fiscal Year 2020  
 As of May 31, 2020

	Cash Balance	Current Rev/Exp	YTD Rev/Exp	Budget	Balance
Cash Balance-July 1, 2019	63,997.06				
Prior Year A/P-Paid in July	-3,542.00				
<b>Funding</b>					
Locality Contributions:					
City of Danville		-	23,000.00	23,000.00	-
Pittsylvania County		-	50,000.00	50,000.00	-
Town of Altavista		-	-	23,000.00 **	23,000.00
Town of Hurt		-	4,000.00	4,000.00	-
Interest		0.68	31.39	-	-
<b>Total Funding</b>		<b>0.68</b>	<b>77,031.39</b>	<b>100,000.00</b>	<b>23,000.00</b>
<b>Expense</b>					
Accounting-Audit Fees		-	4,000.00	5,200.00	1,200.00
Legal Fees		4,197.00	14,343.50	40,000.00	25,656.50
Land Option Fee		-	40,000.00	50,000.00	10,000.00
Postage, Mailing Service		-	-	100.00	100.00
Supplies		-	972.61	1,200.00	227.39
Meetings and Incidentals		120.02	465.94	675.00	209.06
Insurance		-	1,625.00	1,625.00	-
Unobligated		-	-	1,200.00	1,200.00
<b>Total Expense</b>		<b>4,317.02</b>	<b>61,407.05</b>	<b>100,000.00</b>	<b>38,592.95</b>
<b>Net Income</b>		<b>(4,316.34)</b>	<b>15,624.34</b>		
 <b>Cash on Hand</b>	 76,079.40				

**\*\*Amount not yet received**

Staunton River Regional Industrial Facility Authority  
Amended Budget  
For Fiscal Year 2021

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	<b>Proposed Budget</b>
<b><i>Funding</i></b>	
<b>Locality Contributions:</b>	
City of Danville (35%)	35,000.00
Pittsylvania County (61%)	61,000.00
Town of Altavista	15,000.00
Town of Hurt (4%)	4,000.00
<b>Total Funding</b>	<b><u>115,000.00</u></b>
<b><i>Expense</i></b>	
Accounting-Audit Fees	5,000.00
Legal Fees	40,000.00
Land Option Fee	40,000.00
Postage, Mailing Service	100.00
Supplies	1,200.00
Meetings and Incidentals	800.00
Insurance	1,625.00
<b>Total Expense</b>	<b><u>88,725.00</u></b>
<b>Total Unobligated Funds</b>	<b><u><u>26,275.00</u></u></b>