

STAUNTON RIVER REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

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

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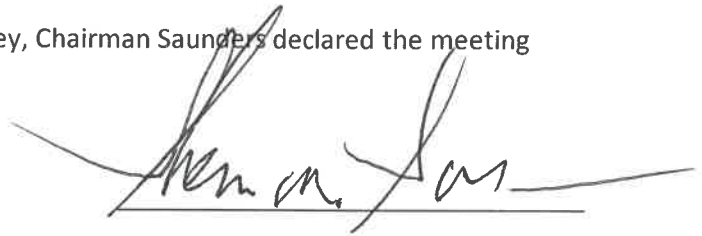
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reimagining the future of the industrial park site through its investment in this new facility and for providing high quality jobs for many residents.

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.



Sherman M. Saunders

Chairman



Matthew D. Rowe

(Meeting Appointed) Secretary to the Authority

