Business Savvy. People Friendly.

PITTSYLVANIA COUNTY, VIRGINIA

INDUSTRIAL DEVELOPMENT AUTHORITY

Wednesday, January 21, 2026; 6:00 P.M; County Administration Conference Room;
1 Center Street, Chatham, Virginia 24531

AGENDA

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **REVISIONS TO AGENDA**

IV. **APPROVAL OF AGENDA**

V. **ELECTION OF OFFICERS FOR CALENDAR YEAR 2026**

- A. Election of Chairman (see Bylaws, Article VI, page 3-4)
- B. Election of Vice Chairman (see Bylaws, Article VI, page 3-4)
- C. Election of Secretary from the Authority's staff
- D. Election of Treasurer from the Authority's staff

VI. **CONSENT AGENDA**

- E. Approval of December Meeting Minutes
- F. Approval of December Financials

VII. **OLD BUSINESS**

- A. Pittsylvania County Strategic Plan Update *(G. Payne)*

VIII. **NEW BUSINESS**

- A. Approval of FY2025 Audited Financial Statements *(K. Van Der Hyde)*
- B. Approval of 2026 Meeting Schedule *(M. Rowe)*
- C. Approval of IDA Bylaws *(M. Rowe)*

IX. **ECONOMIC DEVELOPMENT UPDATES**

- A. Overview of Projects (*M. Rowe)*
- B. Annual Fillings- Due on or before February 2, 2026 *(K. Saunders)*

X. **MATTERS FROM IDA MEMBERS**

XI. **CLOSED SESSION**

- A. 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.

  Authority: Virginia Code §2.2-3711(A)(5)
  Subject Matters: Project G, Project 10, Project B
  Purpose: Updates on Prospective Unannounced Businesses/Industries

XII. RETURN TO OPEN SESSION AND CLOSED SESSION CERTIFICATION

A. Closed Session Certification

PITTSYLVANIA COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY CLOSED MEETING CERTIFICATION

BE IT RESOLVED that at the meeting of the Pittsylvania County Industrial Development Authority ("Authority") on January 21, 2026, the Authority hereby certifies by a recorded vote that to the best of each Authority member's knowledge only public business matters lawfully exempted from the Open Meeting requirements of the Virginia Freedom of Information Act ("Act") and identified in the motion authorizing the closed meeting were heard, discussed, or considered in the closed meeting. If any authority member believes that there was a departure from the requirements of the Act, he shall so state prior to the vote indicating the substance of the departure. The statement shall be recorded in the Authority's minutes.

	Vote
John Daniel	Yes/No
Timothy Reynolds	Yes/No
Bill Nuckols	Yes/No
Steven Merricks	Yes/No
Charles L. Minter	Yes/No
Michael Adkins	Yes/No
Shannon Hair	Yes/No

XIII. ADJOURNMENT

Agenda Section:	Consent Agenda (Section V(A))
Agenda Title:	Approval of December Minutes
Staff Contact:	Matthew Rowe
Agenda Date:	January 21, 2026
Attachments:	December 2025 Meeting Minutes- DRAFT

SUMMARY:
For the Board's review and consideration, attached are the following Meeting Minutes for December:

1. December 2025 Meeting Minutes- DRAFT

FINANCIAL IMPACT AND FUNDING SOURCE:
Not applicable.

RECOMMENDATION:
County Staff recommends the IDA Board approve the December Meeting Minutes as presented.

MOTION:
"I make a Motion to approve the December Meeting Minutes as presented."

PITTSYLVANIA COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
12/17/25 MEETING MINUTES

I. CALL TO ORDER
Daniel called Meeting to order at 6:03 PM.

II. ROLL CALL
- Saunders conducted Roll Call. The following IDA Members were present: Daniel, Hair, Reynolds, Nuckols, and Adkins (remotely)
- Staff present: Vincent, Rowe, and Saunders
- Others in Attendance: Gregory Payne (remotely), Colby Warren

III. REVISIONS TO AGENDA
There were none.

IV. APPROVAL OF AGENDA
Motion by Adkins, seconded by Reynolds, to approve Agenda. Motion passed unanimously by IDA Members present.

V. WELCOMING OF NEW IDA MEMBER, SHANNON HAIR
Daniel welcomed Mr. Hair to the IDA Board and Mr. Hair shared a few comments on his background.

VI. CONSENT AGENDA
Motion by Adkins, seconded by Nuckols, to move the Consent Agenda approval to the January Meeting. Motion passed unanimously by IDA Members present.

VII. OLD BUSINESS
Pittsylvania County Strategic Plan Update- Gregory Payne with Economic Leadership, LLC, provided IDA Members with a monthly update on the Pittsylvania County Strategic Plan, by summarizing the stakeholder feedback he received from the focus group and one-on-one interviews, specifically relating to the talent attraction & retention portion. Payne addressed questions by IDA Members.

Payne shared that he will have the final plan completed by January 15^{th}.

VIII. NEW BUSINESS
Consideration of contract with River District Consulting for Gretna Industrial Park Grant
On a Motion by Nuckols, seconded by Reynolds, to approve the contract with River District Consulting for the Gretna Industrial Park as presented. Motion passed unanimously by IDA Members present.

IX. ECONOMIC DEVELOPMENT UPDATES
Rowe provided updates on County Announced Projects. Rowe discussed AeroFarms and the company's decision to close operations in Danville, VA.

X. MATTERS FROM IDA MEMBERS
Reynolds discussed the VIDA seminar put on by Virginia Tech and VEDP. He recommended this seminar to IDA Members.

On a motion by Reynolds, seconded by Nuckols, to make provisions to have and fund a deputy at the IDA monthly meetings. Motion passed unanimously by IDA Members present.

XI. **CLOSED SESSION**
Motion to enter Closed Session (see attached Agenda Packet for full Closed Session information) by Nuckols, seconded by Reynolds. Motion passed unanimously by IDA Members present. IDA entered Closed Session at 6:51 PM.

XII. **RETURN TO OPEN SESSION AND CLOSED SESSION CERTIFICATION**
IDA returned to Open Session at 8:07 PM and Saunders read the Closed Session Certification paragraph (see attached Agenda Packet for same), and conducted a Closed Session Certification Roll Call, which was unanimously voted "Yes" by IDA Members present.

XIII. **ADJOURNMENT**
Faucette adjourned the Meeting at 8:15 PM.

Agenda Section:	Consent Agenda (Section V(B))
Agenda Title:	Approval of December Financials
Staff Contact:	Kim Van Der Hyde
Agenda Date:	January 21, 2026
Attachments:	December Financial Report

SUMMARY:
A copy of the December Financial Report is included in the packet for your review, comment, and approval.

FINANCIAL IMPACT AND FUNDING SOURCE:
None

RECOMMENDATION:
County Staff recommends the IDA approve the December Financial Report as presented.

MOTION:
"I make a Motion to approve the December Financial Report as presented."

Balance Sheet

Pittsylvania County Industrial Development Authority

As of December 31, 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
10000 BB&T-Regular Checking	0.00
101000 First Citizens Checking	0.00
101100 First National Checking	37,638.30
101110 First National Money Market	906,159.55
10200 ANB-Axxor Property Account	0.00
10300 FCB-Panacea Reserve Account	0.00
10400 FCB-IDA SR-Plastics	0.00
10500 ANB-IDA SR-Plastics	0.00
Total for Bank Accounts	**$943,797.85**
Accounts Receivable	
11000 *Accounts Receivable	0.00
Total for Accounts Receivable	**$0.00**
Other Current Assets	
120000 Accounts Receivable	0.00
Total for Other Current Assets	**$0.00**
Total for Current Assets	**$943,797.85**
Fixed Assets	
110000 Inventory	1,300,310.00
15000 Capital Assets	-$689,855.50
150100 Land	304,097.00
150200 Industrial Building	13,266,181.07
150500 Construction in Progress	0.00
Total for 15000 Capital Assets	**$12,880,422.57**
160000 Accumulated Depreciation	-658,090.58
Total for Fixed Assets	**$13,522,641.99**
Other Assets	
120100 Notes Receivable-Intertape	0.00
120200 Note Receivable-Axxor	0.00
120500 Notes Receivable-Axxor-Land	0.00
121000 Note Receivable-Panacea Equip	0.00
121100 Notes Rec-Panacea Equip Reserve	0.00
121300 Note Receivable-Technista	100,000.02
121500 Note Receivable-Panacea Upfit	0.00
121600 Note Receivable-VRA Loan-Realty	750,000.00
121700 Note Receivable-ANB-SR Plastics	0.00
121800 Note Receivable-VSBFA-Axxor	2,612,302.04

Balance Sheet

Pittsylvania County Industrial Development Authority

As of December 31, 2025

DISTRIBUTION ACCOUNT	TOTAL
125000 Other Receivable-ARCO	0.00
125100 Other Receivable-SR-Plastics	61,408.34
125200 Other Receivable-Axxor	0.00
130000 Interest Receivable	0.00
140000 Lease Receivable-Rage Plastics	9,015,526.52
141000 Lease Receivable-Technista	0.00
Total for Other Assets	**$12,539,236.92**
Total for Assets	**$27,005,676.76**
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 *Accounts Payable	0.00
225000 Due To Danville City IDA	0.00
Total for Accounts Payable	**$0.00**
Other Current Liabilities	
200000 Accounts Payable	0.00
252500 Note Payable-ANB Axxor Note	0.00
252600 Closing Costs	0.00
253700 Note Payable-TIC-Cyber Park	500,000.00
253800 Note Payable-Cyber Park	943,534.53
260000 Interest Payable	0.00
270000 Reserve-Panacea	0.00
270100 SR-Plastics Reserve	0.00
Total for Other Current Liabilities	**$1,443,534.53**
Total for Current Liabilities	**$1,443,534.53**
Long-term Liabilities	
210000 Security Deposit-2311 Cane Creek Pkwy	11,583.00
250000 Note Payable-ANB-Intertape	0.00
253000 Bond Payable-2311 Cane Creek Pkwy Building	431,375.00
253200 Note Payabe-First Citizens-Pana	0.00
253300 Note Payable-VRA Loan-Realty	750,000.00
253400 Note Payable-Atlantic Union SR Plastics	8,074,316.67
253500 Note Payable-VSBFA-Axxor	2,612,302.04
253600 Note Payable-VSBFA-SR-Plastics	965,204.89
2750 Deferred Inflow of Resources-Leases	6,188,155.00
Total for Long-term Liabilities	**$19,032,936.60**
Total for Liabilities	**$20,476,471.13**

Balance Sheet

Pittsylvania County Industrial Development Authority

As of December 31, 2025

DISTRIBUTION ACCOUNT	TOTAL
Equity	
30000 Opening Balance Equity	1,943,527.66
32000 Unrestricted Net Assets	4,643,283.09
Net Income	-57,605.12
Total for Equity	**$6,529,205.63**
Total for Liabilities and Equity	**$27,005,676.76**

Pittsylvania County Industrial Development Authority

Monthly Disbursements-First Citizens

December 2025

Check Number	Date	Vendor Name	Paid Amount
1300	12/01/25	First Citizens Bank	$ 37,678.67

Pittsylvania County Industrial Development Authority

Monthly Disbursements-First National

December 2025

Check Number	Date	Vendor Name	Paid Amount
10001	12/04/25	VSBFA	$ 36,133.85
10002	12/05/25	VSBFA	$ 4,546.00
10003	12/17/25	Robinson, Farmer, Cox and Associates PLLC	$ 8,650.00
10004	12/16/25	Atlantic Union Bank	$ 43,887.71
10005	12/30/25	VSBFA	$ 36,133.85
10006	12/22/25	First Citizens-Bank FEE	$ 91.07
10007	12/30/25	B. Cabell Barrow, PLLC	$ 8,750.00
FEE	12/31/25	First National	$ 10.00

Pittsylvania County Industrial Development Authority
General Expenditures for Fiscal Year 2026
As of December 31, 2025

	Cash Balance	Current Rev/Exp	YTD Rev/Exp	Budget	Balance
Funding					
Locality Contributions:					
Pittsylvania County		-		13,489.00	13,489.00
Rent:					
Axxor		1,500.00	9,000.00	18,000.00	9,000.00
Rage SR-Plastics		1,500.00	7,500.00	18,000.00	10,500.00
Technista		1,500.00	9,000.00	18,000.00	9,000.00
Other Receivables:					
Invenergy			60,000.00	60,000.00	-
Bank Interest Earned		1,676.63	2,695.18	2,800.00	104.82
Fund Balance		-	-	230,041.00	230,041.00
Total Funding		6,176.63	88,195.18	360,330.00	272,134.82
Expense					
Accounting-Audit Fees		8,650.00	8,650.00	8,500.00	(150.00)
Legal Fees		8,750.00	9,594.83	80,000.00	70,405.17
Bank Service Charges		91.07	1,057.04	2,640.00	1,582.96
Engineering			4,500.00	30,000.00	25,500.00
Insurance			32,036.00	32,036.00	-
Property & Equipment Services			10,135.00	30,000.00	19,865.00
Postage, Mailing Service				100.00	100.00
Prospect Visit			276.97	20,000.00	19,723.03
Professional Services -Board			3,391.08	13,565.00	10,173.92
Strategic Plan Economin Leadership			60,000.00	130,000.00	70,000.00
2311 Cane Creak Facility				13,489.00	13,489.00
Total Expense		17,491.07	129,640.92	360,330.00	230,689.08

Statement of Cash Flows
Pittsylvania County Industrial Development Authority
July 1-December 31, 2025

Full name		Total
OPERATING ACTIVITIES		
Net Income	$	(57,605.12)
Adjustments to reconcile Net Income to Net Cash provided by operations:		
121300 Note Receivable-Technista	$	467,566.98
20000 *Accounts Payable	$	(23,384.41)
260000 Interest Payable	$	(25,505.02)
Total for Adjustments to reconcile Net Income to Net Cash provided by operations:	**$**	**418,677.55**
Net cash provided by operating activities	**$**	**361,072.43**
INVESTING ACTIVITIES		
121800 Note Receivable-VSBFA-Axxor	$	181,553.76
125100 Other Receivable-SR-Plastics	$	6,910.74
130000 Interest Receivable	$	12,113.57
140000 Lease Receivable-Rage Plastics	$	130,033.42
Net cash provided by investing activities	**$**	**330,611.49**
FINANCING ACTIVITIES		
253000 Bond Payable-2311 Cane Creek Pkwy Building	$	(57,146.00)
253400 Note Payable-Atlantic Union SR Plastics	$	(116,393.70)
253500 Note Payable-VSBFA-Axxor	$	(181,553.76)
253600 Note Payable-VSBFA-SR-Plastics	$	(14,691.10)
Net cash provided by financing activities	**$**	**(369,784.56)**
NET CASH INCREASE FOR PERIOD	**$**	**321,899.36**
Cash at beginning of period	**$**	**621,898.49**
CASH AT END OF PERIOD	**$**	**943,797.85**

Agenda Section:	New Business (Section VIII (A))
Agenda Title:	Approval of FY2025 Audited Financial Statements
Staff Contact:	Kim Van Der Hyde
Agenda Date:	January 21, 2026
Attachments:	FY2025 Audited Financial Statements

SUMMARY:
A copy of the FY2025 Audited Financial Statements is included in the packet for your review, comment, and approval.

FINANCIAL IMPACT AND FUNDING SOURCE:
None

RECOMMENDATION:
County Staff recommends the IDA approve the FY2025 Audited Financial Statements as presented.

MOTION:
"I make a Motion to approve the FY2025 Audited Financial Statements as presented."

Communication with Those Charged with Governance

To the Board of Directors
Industrial Development Authority of Pittsylvania County

We have audited the financial statements of the business-type activities of Industrial Development Authority of Pittsylvania County for the year ended June 30, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated May 15, 2025. Professional standards also require that we communicate to you the following information related to our audit.

<u>Significant Audit Matters</u>

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Industrial Development Authority of Pittsylvania County are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2025. We noted no transactions entered into by the entity during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the Authority's financial statements were:

> Management's estimate of the estimated useful lives of its capital assets is based on historical data. We evaluated the methods, assumptions, and data used to develop the estimate of the useful lives of its capital assets in determining that it is reasonable in relation to the financial statements taken as a whole.
>
> Management's estimate of the market value of the industrial sites held for resale is based on the assessed value of the property. We evaluated the methods, assumptions, and data used to develop the estimate of the market value of the industrial sites in determining that it is reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditors' report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated November 17, 2025.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the entity's financial statements or a determination of the type of auditors' opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the entity's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We were not engaged to report on the introductory section, which accompanies the financial statements but is not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Restriction on Use

This information is intended solely for the use of the Board and management of Industrial Development Authority of Pittsylvania County and is not intended to be, and should not be, used by anyone other than these specified parties.

Robinson, Farmer, Cox Associates

Blacksburg, Virginia
November 17, 2025

INDUSTRIAL DEVELOPMENT AUTHORITY OF PITTSYLVANIA COUNTY

(A COMPONENT UNIT OF PITTSYLVANIA COUNTY, VIRGINIA)

FINANCIAL REPORT

FOR THE YEAR ENDED JUNE 30, 2025

Industrial Development Authority of Pittsylvania County
(A Component Unit of Pittsylvania County, Virginia)
Financial Report
For the Year Ended June 30, 2025

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INTRODUCTORY SECTION

INDUSTRIAL DEVELOPMENT AUTHORITY OF PITTSYLVANIA COUNTY

BOARD MEMBERS

Joey Faucette, Chairman

John Daniel, Vice Chairman

Matthew D. Rowe, Secretary

Kim Van Der Hyde, Treasurer

Timothy Reynolds

Bill Nuckols

Steven Merricks

Charles Minter

Michael Adkins

FINANCIAL SECTION

Independent Auditors' Report

To the Board of Directors
Industrial Development Authority of Pittsylvania County
Chatham, Virginia

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of the business-type activities of the Industrial Development Authority of Pittsylvania County, a component unit of Pittsylvania County, Virginia, as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Industrial Development Authority of Pittsylvania County's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the business-type activities of Industrial Development Authority of Pittsylvania County, as of June 30, 2025, and the changes in financial position, and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the *Specifications for Audits of Authorities, Boards, and Commissions,* issued by the Auditor of Public Accounts of the Commonwealth of Virginia. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Industrial Development Authority of Pittsylvania County, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Industrial Development Authority of Pittsylvania County's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the *Specifications for Audits of Authorities, Boards, and Commissions* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the *Specifications for Audits of Authorities, Boards, and Commissions*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Industrial Development Authority of Pittsylvania County's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Industrial Development Authority of Pittsylvania County's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory section but does not include the basic financial statements and our auditors' report thereon. Our opinion on the basic financial statements does not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated November 17, 2025, on our consideration of Industrial Development Authority of Pittsylvania County's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Industrial Development Authority of Pittsylvania County's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Industrial Development Authority of Pittsylvania County's internal control over financial reporting and compliance.

Robinson, Farmer, Cox Associates

Blacksburg, Virginia
November 17, 2025

Basic Financial Statements

Exhibit 1

Industrial Development Authority of Pittsylvania County
(A Component Unit of Pittsylvania County, Virginia)
Statement of Net Position
June 30, 2025

ASSETS		
Current Assets:		
Cash and cash equivalents	$	621,898
Accounts receivable - reimbursed capital costs		68,319
Accounts receivable - sale of land		375,000
Notes receivable, current portion		886,518
Interest receivable		12,113
Leases receivable, current portion		271,653
Inventory:		
Property held for resale		793,300
Total current assets	$	3,028,801
Noncurrent Assets:		
Notes receivable, net of current portion	$	3,224,905
Leases receivable, net of current portion		8,873,907
Capital Assets (net of accumulated depreciation):		
Land	$	304,097
Industrial building		11,936,062
Total capital assets	$	12,240,159
Total noncurrent assets	$	24,338,971
Total assets	$	27,367,772
LIABILITIES		
Current Liabilities:		
Accounts payable	$	23,384
Interest payable		25,505
Security deposit		11,583
Due to City of Danville IDA		500,000
Notes payable, current portion		674,033
Bonds payable, current portion		114,293
Total current liabilities	$	1,348,798
Noncurrent Liabilities:		
Notes payable, net of current portion	$	12,233,963
Bonds payable, net of current portion		1,124,228
Total noncurrent liabilities	$	13,358,191
Total liabilities	$	14,706,989
Deferred Inflows of Resources:		
Lease related items	$	6,188,154
Total deferred inflows of resources	$	6,188,154
NET POSITION		
Net investment in capital assets	$	1,137,498
Unrestricted		5,335,131
Total net position	$	6,472,629

The accompanying notes to financial statements are an integral part of this statement.

Exhibit 2

Industrial Development Authority of Pittsylvania County
(A Component Unit of Pittsylvania County, Virginia)
Statement of Revenues, Expenses, and Changes in Net Position
For the Year Ended June 30, 2025

Operating Revenues:		
Rent revenue	$	50,250
Lease revenue		885,895
Land option revenue		50,000
Total operating revenues	$	986,145
Operating Expenses:		
Bank fees	$	1,970
Insurance		20,966
Professional services		234,626
Maintenance		23,540
Miscellaneous		1,737
Depreciation		332,236
Total operating expenses	$	615,075
Operating income (loss)	$	371,070
Nonoperating Revenues (Expenses):		
Loss on sale of land held for resale	$	(255,325)
Bad debt expense		(27,203)
Interest income		410,453
Contributions from Pittsylvania County		188,489
Interest expense		(464,710)
Total nonoperating revenues (expenses)	$	(148,296)
Change in net position	$	222,774
Net position, beginning of year		6,249,855
Net position, end of year	$	6,472,629

The accompanying notes to financial statements are an integral part of this statement.

Exhibit 3

Industrial Development Authority of Pittsylvania County
(A Component Unit of Pittsylvania County, Virginia)
Statement of Cash Flows
For the Year Ended June 30, 2025

Cash Flows from Operating Activities:		
Receipts from renters	$	366,789
Payments to suppliers		(263,590)
Net cash provided by (used for) operating activities	$	103,199
Cash Flows from Capital and Related Financing Activities:		
Corporate contributions for construction	$	(18,273)
Principal payments on indebtedness		(141,902)
Interest payments on indebtedness		(63,670)
Net cash provided by (used for) capital and related financing activities	$	(223,845)
Cash Flows from Noncapital Financing Activities:		
Principal payments on indebtedness	$	(614,537)
Interest payments on indebtedness		(400,274)
Receipts from Pittsylvania County, Virginia		188,489
Principal payments received on notes receivable		529,479
Interest received		410,791
Net cash provided by (used for) noncapital financing activities	$	113,948
Increase (decrease) in cash and cash equivalents	$	(6,698)
Cash and cash equivalents at beginning of year		628,596
Cash and cash equivalents at end of year	$	621,898
Reconciliation of operating income (loss) to net cash provided by (used for) operating activities:		
Operating income (loss)	$	371,070
Adjustments to reconcile operating income (loss) to net cash provided by (used for) operating activities:		
Depreciation		332,236
Changes in operating assets and liabilities:		
(Increase) decrease in accounts receivable		(375,000)
(Increase) decrease in leases receivable		262,526
(Increase) decrease in inventory		375,000
Increase (decrease) in accounts payable		19,249
Increase (decrease) in deposits held		11,583
Increase (decrease) in deferred inflows of resources related to leases		(893,465)
Net cash provided by (used for) operating activities	$	103,199
Schedule of noncash capital and related financing activities:		
Land and building sold as part of issuance of note receivable	$	776,589

The accompanying notes to financial statements are an integral part of this statement.

NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

The financial statements of the Authority conform to generally accepted accounting principles (GAAP) applicable to governmental units promulgated by the Governmental Accounting Standards Board (GASB). The following is a summary of the more significant policies.

A. Financial Reporting Entity:

The Industrial Development Authority of Pittsylvania County, Virginia was created as a political subdivision of the Commonwealth of Virginia by ordinance of the Board of Supervisors of Pittsylvania County, Virginia on November 4, 1969, pursuant to the provisions of the Industrial Development and Revenue Bond Act (Chapter 33, Section 15.1-1373, et seq., of the Code of Virginia (1950), as amended). The Authority is governed by seven directors appointed by the Board of Supervisors of Pittsylvania County, Virginia. It is authorized to acquire, own, lease, and dispose of properties to the end that such activities may promote industry and develop trade by inducing enterprises to locate and remain in Pittsylvania County, Virginia. The Authority is a component unit of Pittsylvania County, Virginia.

In addition, the Authority is authorized to issue revenue bonds for the purpose of obtaining and constructing facilities. Liability under the bonds may be retained by the Authority or it may be assumed by the enterprises for whom facilities are constructed. Collection of revenues pledged to liquidate the bonds may be assigned to a trustee. The revenue bonds are not deemed to constitute a debt or pledge of the faith and credit of the Commonwealth of Virginia or any municipality thereof. The bonds are payable solely from revenues generated from the lease or sale of the facilities constructed and may be secured by a deed of trust on those facilities.

B. Basis of Presentation:

The financial statements have been prepared in accordance with current reporting standards, which provides that the following sections be included in the annual financial report:

1. Management discussion and analysis (omitted)
2. Basic financial statements including a statement of net position, statement of revenues, expenses and changes in net position, and a statement of cash flows
3. Notes to financial statements

C. Basis of Accounting:

For financial reporting purposes, Industrial Development Authority of Pittsylvania County is considered a special-purpose government, engaged only in business-type activities. Accordingly, the Authority's financial statements have been prepared using the economic resources measurement focus and the accrual basis of accounting. Under the accrual basis, revenues are recognized when earned, and expenses are recorded when an obligation has been incurred.

D. Use of Estimates:

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (Continued)

E. Cash and Cash Equivalents:

Cash and cash equivalents include cash on hand, amounts in demand deposits and short-term investments with a maturity date within three months of the date acquired by the government. For purposes of the statement of cash flows, the Authority considers their demand deposits and all highly liquid investments with an original maturity of three months or less when purchased to be cash equivalents.

F. Prepaid Items:

Certain payments to vendors represent costs applicable to future accounting periods and are recorded as prepaid items. The cost of prepaid items is recorded as an expense when consumed rather than when purchased.

G. Capital Assets:

Property, plant and equipment are carried at cost. No depreciation is taken on industrial projects, which are held for the purpose of development and resale.

Property, plant, equipment, and leasehold improvements are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Buildings and Improvements	40

H. Pass-through Financing Leases and Installment Sales:

The principal activities of the Authority represent pass-through leases or installments sales. These agreements provided for periodic payments in amounts which are equal to the principal and interest payments due to project bond holders.

The Authority has assigned all rights to the payments to the trustees, agents or the holders of the bonds, and the lessees or purchasers have assumed responsibility for all operating costs such as utilities, repairs and property taxes. In such cases, the Authority neither receives nor disburses funds.

Although title to these properties may rest with the Authority, bargain purchase options or other provisions eliminate any equity interest that would otherwise be retained in the lease transactions. Deeds of trust secure outstanding bond obligations and title will pass to the lessee or purchaser at such time as the bonds are fully paid.

Although the Authority provides a conduit to execute such transactions, it does not retain either the benefits of asset ownership or the liability for bond liquidation. Accordingly, the Authority does not recognize assets, liabilities, rental income or interest expense in its financial statements.

NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (Continued)

I. Net Position:

The Statement of Net Position reports the difference between (a) assets and deferred outflows of resources and (b) liabilities and deferred inflows of resources as net position.

The Authority's net position is classified as follows:

Net Investment in Capital Assets – This category represents the net value of capital assets (property, plant, and equipment less accumulated depreciation) reduced by the debt incurred to acquire or construct the asset, if any.

Restricted – This category includes resources for which the Authority is legally or contractually obligated to spend in accordance with restrictions imposed by external parties.

Unrestricted – Unrestricted net position represents resources derived from charges to customers for goods received, services rendered or privileges provided, operating grants and contributions, and capital grants and contributions. These resources are used for transactions relating to the operations of the Authority and may be used at the Authority's discretion to meet current expenses for any lawful purposes.

J. Net Position Flow Assumption:

Sometimes the Authority will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the Authority financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the Authority's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

K. Deferred Outflows/Inflows of Resources:

In addition to assets, the statement of financial position includes a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense) until then. The Authority does not have any deferred outflows of resources as of June 30, 2025.

In addition to liabilities, the statement of financial position includes a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Authority has one type of item that qualifies for reporting in this category. Certain items related to leases are reported as deferred inflows of resources. For more detailed information on these items, reference the related notes.

NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (Continued)

L. Leases:

The Authority leases various assets requiring recognition. A lease is a contract that conveys control of the right to use another entity's nonfinancial asset. Lease recognition does not apply to short-term leases, contracts that transfer ownership, leases of assets that are investments, or certain regulated leases.

Lessor
The Authority recognizes leases receivable and deferred inflows of resources in the financial statements. At commencement of the lease, the lease receivable is measured at the present value of lease payments expected to be received during the lease term, reduced by any provision for estimated uncollectible amounts. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is measured at the initial amount of the lease receivable, less lease payments received from the lessee at or before the commencement of the lease term (less any lease incentives). Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key Estimates and Judgments
Lease accounting includes estimates and judgments for determining the (1) rate used to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The Authority uses the interest rate stated in lease contracts. When the interest rate is not provided or the implicit rate cannot be readily determined, the Authority uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease and certain periods covered by options to extend to reflect how long the lease is expected to be in effect, with terms and conditions varying by the type of underlying asset.
- Fixed and certain variable payments as well as lease incentives and certain other payments are included in the measurement of the lease receivable.

The Authority monitors changes in circumstances that would require a remeasurement or modification of its leases. The Authority will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

NOTE 2—DEPOSITS AND INVESTMENTS:

Deposits with banks are covered by the Federal Deposit Insurance Corporation (FDIC) and collateralized in accordance with the Virginia Security for Public Deposits Act (the "Act") Section 2.2-4400 et. seq. of the Code of Virginia. Under the Act, banks and savings institutions holding public deposits in excess of the amount insured by the FDIC must pledge collateral to the Commonwealth of Virginia Treasury Board. Financial Institutions may choose between two collateralization methodologies and depending upon that choice, will pledge collateral that ranges in the amounts from 50% to 130% of excess deposits. Accordingly, all deposits are considered fully collateralized.

Statutes authorize local governments and other public bodies to invest in obligations of the United States or agencies thereof, obligations of the Commonwealth of Virginia or political subdivisions thereof, obligations of the International Bank for Reconstruction and Development (World Bank), the Asian Development Bank, the African Development Bank, "prime quality" commercial paper that has received at least two of the following ratings: P-1 by Moody's Investors Service, Inc.; A-1 by Standard & Poor's; or F1 by Fitch Ratings, Inc. (Section 2.2-4502), banker's acceptances, repurchase agreements, and the State Treasurer's Local Government Investment Pool (LGIP).

The Authority did not have any investments as of June 30, 2025.

NOTE 3—INVENTORY: PROPERTY HELD FOR RESALE:

The Authority purchases land and develops it to promote industry in Pittsylvania County, Virginia. The Authority records this land at the lower of cost or market. The total recorded value as of June 30, 2025 was $793,300.

NOTE 4—NOTES RECEIVABLE:

The Authority has multiple note receivable agreements with various companies in an effort to boost economic development in Pittsylvania County. Payments related to those agreements are due to the Authority as noted below:

Year Ending June 30,	Notes Receivable Principal	Notes Receivable Interest
2026	$ 886,518	$ 64,655
2027	428,055	55,551
2028	387,262	46,345
2029	1,146,939	36,667
2030	406,734	26,873
2031-3033	855,915	23,474
Totals	$ 4,111,423	$ 253,565

On March 22, 2021, the Authority issued a promissory note with RealtyLink USA, LLC in the amount of $350,000. This note is payable in a lump sum in March 2026 including 3% interest.

On March 22, 2021, the Authority issued a promissory note with RealtyLink USA, LLC in the amount of $800,000. This note is payable in a lump sum in March 2026 including 0% interest. During fiscal year 2022, $400,000 of this note was forgiven. As of June 30, 2025, the balance on this note was still $400,000.

On February 1, 2023, the Authority issued a promissory note with Axxor in the amount of $3,499,990 with a 2.44% interest rate. This promissory note mirrors a note payable that the Authority issued through the Virginia Small Business Financing Authority maturing on June 30, 2032. As of June 30, 2025, the balance was $2,793,856 and is secured by certain Company equipment.

On September 1, 2024, the Authority issued a promissory note with Technista LLC in the amount of $653,272 with a 0% interest rate. As of June 30, 2025, the balance was $567,567, and is secured by the building and land purchased.

NOTE 5—LEASE RECEIVABLE:

The following is a summary of leases receivable transactions of the Authority for the year ended June 30, 2025:

	Beginning Balance	Increases/ Issuances	Decreases/ Retirements	Ending Balance	Interest Revenue
Leases receivable	$ 9,408,086	$ -	$ (262,526)	$ 9,145,560	$ 318,683

Lease revenue recognized during the fiscal year was $885,895

NOTE 5—LEASE RECEIVABLE: (Continued)

Details of leases receivable:

Lease Description	Commencement Date	End Date	Payment Frequency	Discount Rate	Ending Balance	Amount Due Within One
SR Plastics Building Lease*	2/1/2024	8/1/2029	Monthly	2.44%	$ 979,862	$ 30,988
SR Plastics Building Lease**	7/1/2021	6/1/2032	Monthly	3.35%	8,165,698	240,665
Total					$ 9,145,560	$ 271,653

**monthly combined principal and interest payments of $4,546, with an irregular final payment of $850,154 on August 1, 2029*

***monthly combined principal and interest payments of $43,888, with an irregular final payment of $6,331,200 on June 1, 2032*

Payments related to those agreements are due to the Authority as noted below:

Year Ending June 30,	Leases Receivable Principal	Leases Receivable Interest
2026	$ 271,653	$ 309,555
2027	281,101	300,107
2028	290,882	290,326
2029	301,007	280,201
2030	1,128,570	252,786
2031-2032	6,872,347	468,278
Totals	$ 9,145,560	$ 1,901,253

NOTE 6—LONG-TERM OBLIGATIONS:

The following is a summary of long-term obligation transactions of the Authority for the year ended June 30, 2025:

	Balance July 1, 2024	Increases/ Issuances	Decreases/ Retirements	Balance June 30, 2025
Direct borrowings:				
Lease revenue bonds	$ 1,347,957	$ -	$ (109,436)	$ 1,238,521
Notes payable	13,555,000	-	(647,004)	12,907,996
Total	$ 14,902,957	$ -	$ (756,440)	$ 14,146,517

NOTE 6—LONG-TERM OBLIGATIONS: (Continued)

Annual requirements to amortize long-term obligations and the related interest are as follows:

	Direct Borrowings			
Year Ending	Notes Payable		Revenue Bonds	
June 30,	Principal	Interest	Principal	Interest
2026	$ 674,033	$ 414,669	$ 114,293	$ 63,617
2027	694,058	394,645	119,366	58,543
2028	714,419	374,282	124,664	53,245
2029	733,721	354,981	880,198	25,999
2030	1,569,534	317,454	-	-
2031-2034	8,522,231	618,936	-	-
Totals	$ 12,907,996	$ 2,474,967	$ 1,238,521	$ 201,404

Details of long-term indebtedness:

	Interest Rates	Issue Date	Installment Amounts	Final Maturity Date	Amount of Original Issue	Balance Outstanding	Amount Due Within One Year
Direct Borrowings							
Lease Revenue Bonds:							
Panacea	4.39%	1/30/2018	$67,242 (sa)^	2/1/2029	$1,079,198	$ 488,521	$ 114,293
RealtyLink	5.79%	3/1/2021	lump sum	7/16/2028	1,150,000	750,000	-
Subtotal - lease revenue bonds						$ 1,238,521	$ 114,293
Notes Payable:							
SR-Plastics	3.55%	6/1/2021	$43,888 (m)*	6/1/2031	8,672,280	$ 8,190,710	$ 240,135
SR-Plastics	2.44%	7/26/2022	4,546 (m)**	3/1/2029	1,020,000	979,895	31,051
Cyber Park	4.25%	2/10/2024	6,158 (m)***	1/10/2034	989,134	943,535	33,896
Axxor	2.44%	2/1/2023	36,134 (m)	7/1/2032	3,499,990	2,793,856	368,951
Subtotal - notes payable						$ 12,907,996	$ 674,033
Total Direct Borrowings						$ 14,146,517	$ 788,326
Total Long-Term Obligations						$ 14,146,517	$ 788,326

(sa) - semi-annual installments, including interest as applicable
(m) - monthly installments, including interest as applicable
*monthly combined principal and interest payments of $43,888, with an irregular final payment of $6,331,200 on June 1, 2032
**monthly combined principal and interest payments of $4,546, with an irregular final payment of $850,154 on August 1, 2029
***monthly combined principal and interest payments of $6,158, with an irregular final payment of $628,609 on January 10, 2034
^semi-annual payments include small change - amount noted is average payment
lump sum bond is due in one lump sum payment at maturity

The direct borrowings above are all secured by a deed of trust and the land, buildings, and equipment of the corresponding companies.

NOTE 7—CONDUIT FINANCING:

On January 30, 2018, the Authority issued a $1,803,802 tax-exempt bond bearing interest at 3.59% that matures on June 30, 2028. The bond proceeds were used for various projects for the benefit of Pittsylvania County, Virginia (the County). The County intends to repay this debt and has agreed to report the debt on their financial statements. Therefore, the impact of this issuance is not reported on the statement of net position of the Authority. The balance on this bond, as of June 30, 2025, was $244,016 as reported in the County's financial statements.

NOTE 8—CONTINGENT LIABILITIES:

Amounts received or receivable from grantor agencies are subjected to audit and adjustment by the grantor agencies, principally the Federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the Authority. In the opinion of management, any future disallowances of current grant program expenditures, if any, would be immaterial.

NOTE 9—CAPITAL ASSETS:

As of June 30, 2025, capital assets consisted of the following:

	Beginning Balance	Increases	Decreases	Ending Balance
Business-type Activities:				
Capital assets, not being depreciated:				
Land	$ 497,442	$ -	$ (193,345)	$ 304,097
Capital assets, being depreciated:				
Buildings and improvements	$ 13,289,444	$ -	$ (713,119)	$ 12,576,325
Accumulated depreciation:				
Buildings and improvements	$ (437,902)	$ (332,236)	$ 129,875	$ (640,263)
Total capital assets being depreciated, net	$ 12,851,542	$ (332,236)	$ (583,244)	$ 11,936,062
Business-type activities capital assets, net	$ 13,348,984	$ (332,236)	$ (776,589)	$ 12,240,159

NOTE 10—DUE TO CITY OF DANVILLE, VA IDA:

The Authority is in the process of constructing a shell building that is jointly owned by the Authority and the City of Danville, Virginia Industrial Development Authority. The construction contracts and funding sources are in the name of the City of Danville Industrial Development Authority. Since the building is jointly owned, the Authority has recorded a liability for the amount equal to the contributed asset received. The Authority expects to either sell the building to a third party or negotiate a long-term structured agreement in the future for repayment of construction costs. As of June 30, 2023, the amount owed and contributed assets were $1,197,950. During fiscal year 2024, additional construction and contributed assets were added increasing the balance to $1,499,744. Permanent financing of $989,134 was issued in the Authority's name in fiscal year 2024 and is reported as a note payable during fiscal year 2024. The Authority still reports $500,000 due to the City of Danville Industrial Development Authority because this amount has not been structured with permanent financing.

NOTE 11—LITIGATION:

As of June 30, 2025, there were no matters of litigation involving the Authority which would materially affect the Authority's financial position should any court decisions on pending matters not be favorable.

NOTE 12—SUBSEQUENT EVENT:

On September 19, 2025, the Authority sold Barker Rd/733 Lot 5 for $1 as part of a local performance agreement.

NOTE 13—UPCOMING PRONOUNCEMENTS:

Statement No. 103, *Financial Reporting Model Improvements*, improves key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. The requirements of this Statement are effective for fiscal years beginning after June 15, 2025.

Statement No. 104, *Disclosure of Certain Capital Assets*, requires certain types of assets (lease assets, subscription assets, intangible right-to-use assets, and other intangible assets) to be disclosed separately in the capital asset note disclosures by major class of underlying asset. It also requires additional disclosures for capital assets held for sale. The requirements of this Statement are effective for fiscal years beginning after June 15, 2025.

Implementation Guide No. 2025-1, *Implementation Guidance Update—2025*, effective for fiscal years beginning after June 15, 2025.

Management is currently evaluating the impact these standards will have on the financial statements when adopted.

COMPLIANCE SECTION

Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

To the Board of Directors
Industrial Development Authority of Pittsylvania County
Chatham, Virginia

We have audited, in accordance with the auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States; and the *Specifications for Audits of Authorities, Boards and Commissions,* issued by the Auditor of Public Accounts of the Commonwealth of Virginia, the financial statements of the business-type activities of Industrial Development Authority of Pittsylvania County, a component unit of Pittsylvania County, Virginia, as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise Industrial Development Authority of Pittsylvania County's basic financial statements and have issued our report thereon dated November 17, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Industrial Development Authority of Pittsylvania County's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Industrial Development Authority of Pittsylvania County's internal control. Accordingly, we do not express an opinion on the effectiveness of the Industrial Development Authority of Pittsylvania County's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Industrial Development Authority of Pittsylvania County's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Robinson, Farmer, Cox Associates

Blacksburg, Virginia
November 17, 2025

Agenda Section:	New Business (Section VIII (B))
Agenda Title:	Approval of 2026 Meeting Schedule
Staff Contact:	Matthew Rowe
Agenda Date:	January 21, 2026
Attachments:	2026 Meeting Schedule

SUMMARY:
A copy of the 2026 Meeting Schedule is included in the packet for your review, comment, and approval.

FINANCIAL IMPACT AND FUNDING SOURCE:
None

RECOMMENDATION:
County Staff recommends the IDA approve the 2026 Meeting Schedule as presented.

MOTION:
"I make a Motion to approve the 2026 Meeting Schedule as presented."

Business Savvy. People Friendly.

PITTSYLVANIA

COUNTY, VIRGINIA

INDUSTRIAL DEVELOPMENT AUTHORITY

Schedule of Meetings
2026

IDA Meeting	January 20, 2026	Wednesday	6:00 PM - County Administration Conference Room; 1 Center Street, Chatham, Virginia 24531
IDA Meeting	February 17, 2026	Wednesday	6:00 PM - County Administration Conference Room; 1 Center Street, Chatham, Virginia 24531
IDA Meeting	March 17, 2026	Wednesday	6:00 PM - County Administration Conference Room; 1 Center Street, Chatham, Virginia 24531
IDA Meeting	April 21, 2026	Wednesday	6:00 PM - County Administration Conference Room; 1 Center Street, Chatham, Virginia 24531
IDA Meeting	May 19, 2026	Wednesday	6:00 PM - County Administration Conference Room; 1 Center Street, Chatham, Virginia 24531
IDA Meeting	June 16, 2026	Wednesday	6:00 PM - County Administration Conference Room; 1 Center Street, Chatham, Virginia 24531
IDA Meeting	July 21, 2026	Wednesday	6:00 PM - County Administration Conference Room; 1 Center Street, Chatham, Virginia 24531
IDA Meeting	August 18, 2026	Wednesday	6:00 PM - County Administration Conference Room; 1 Center Street, Chatham, Virginia 24531
IDA Meeting	September 15, 2026	Wednesday	6:00 PM - County Administration Conference Room; 1 Center Street, Chatham, Virginia 24531
IDA Meeting	October 20, 2026	Wednesday	6:00 PM - County Administration Conference Room; 1 Center Street, Chatham, Virginia 24531
IDA Meeting	November 17, 2026	Wednesday	6:00 PM - County Administration Conference Room; 1 Center Street, Chatham, Virginia 24531
IDA Meeting	December 15, 2026	Wednesday	6:00 PM - County Administration Conference Room; 1 Center Street, Chatham, Virginia 24531

Agenda Section:	New Business (Section VIII (C))
Agenda Title:	Approval of IDA Bylaws
Staff Contact:	Matthew Rowe
Agenda Date:	January 21, 2026
Attachments:	IDA Bylaws

SUMMARY:
A copy of the IDA Bylaws is included in the packet for your review, comment, and approval.

FINANCIAL IMPACT AND FUNDING SOURCE:
None

RECOMMENDATION:
County Staff recommends the IDA approve the IDA Bylaws as presented.

MOTION:
"I make a Motion to approve the IDA Bylaws as presented."

PITTSYLVANIA COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY BYLAWS

ARTICLE I. NAME AND OFFICES

1. The name of this Authority shall be the INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF PITTSYLVANIA, VIRGINIA ("Authority").

2. The principal Office of the Authority shall be located at 1 Center Street, Chatham, Virginia 24531. The Authority may also have other Offices at such other places, both within and outside the State of Virginia, as the Board of Directors may from time-to-time fix or determine or the business of the Authority may require.

3. Except as otherwise required by Resolution of the Authority, or as the business of the Authority may require, all books and records of the Authority shall be kept at the Office to be designated by the Directors of said Authority. The Minutes of the Authority shall always be open and available for public inspection during normal business hours, and copies of said Minutes may be produced to any Virginia citizen pursuant to the Virginia Freedom of Information Act.

ARTICLE II. PURPOSES AND POWERS

The Authority shall fulfill all the purposes and intents of the General Assembly of Virginia, as expressed in Chapter 49, Subtitle IV of Title 15.2 of the Code of Virginia, 1950, as amended, and by any other enactment that may hereafter be adopted by the General Assembly. The Authority shall also fulfill all purposes and intents of the Board of Supervisors of Pittsylvania County, Virginia ("Board of Supervisors"), as may hereafter be provided, and the general purpose of the Authority shall be to promote industry and develop trade in the area within its jurisdiction for the general good of the people of said area and of the Commonwealth of Virginia. The Authority shall have any and all powers that have been granted to it by the Acts of Assembly of Virginia, aforesaid, and the powers that may hereafter be granted to it by any enactment of the General Assembly and, also, those powers that may be granted to it by any delegation of authority hereafter granted by the Board of Supervisors.

ARTICLE III. BOARD OF DIRECTORS; STIPEND; TRAVEL REIMBURSEMENT

1. The Authority shall be governed by a Board of Directors ("Board," "Board of Directors," or "Directors") composed of seven (7) Directors which will consist of one (1) Director per Magisterial District, appointed by the Board of Supervisors. All powers of the Authority shall be vested in the Board of Directors.

2. The seven (7) Directors shall serve a four (4) year term, all as appointed by the Board of Supervisors, except where there have been appointments to fill vacancies, in which case the terms shall be for the unexpired terms. The Board of Supervisors, at any time and under their sole discretion, may remove any Director with or without cause.

3. No Director shall be an officer or employee of Pittsylvania County, Virginia.

4. Stipend. Directors shall receive a monthly stipend of one-hundred and fifty dollars ($150.00). Said Stipend shall be paid monthly via direct deposit and shall be paid regardless of Meeting attendance or Meeting occurrence. As required by the Authority's auditors, Directors shall be issued an IRS W-2 Form related to said stipend payment. Habitual Meeting non-attendance issues may be reviewed by the Board of Supervisors for potential corrective action measures.

5. Travel Reimbursement. Directors shall not receive travel reimbursement for in-County travel. Directors shall receive travel reimbursement, at the current IRS Mileage Rate, for all official and necessary Authority related travel occurring outside the County.

6. The Board of Directors shall have the right to prepare, or delegate the preparation of, confidential reports for submission to any person, governmental body, or agency consistent with the purposes and powers stated in Article II, the Board of Directors shall also have and the right to receive from any source confidential reports consistent with the purposes and powers stated in said Article, but no action binding the Authority, may be taken respecting such reports except by action of the Board of Directors.

ARTICLE IV. OATH OF DIRECTORS; VIRGINIA CONFLICTS OF INTERESTS ACT FORMS

Each Director shall, before entering on his duties, take and subscribe the Oath prescribed by Section 49-1, Code of Virginia, 1950, as amended, which shall be administered in accordance with law. Thereafter, each Director shall file any and all forms as required by the Virginia Conflicts of Interests Act, as designated by the Board of Supervisors in the County Code.

ARTICLE V. OFFICERS

1. The Board of Directors shall elect from its membership a Chairman and a Vice-Chairman from its membership. The County's Economic Development Project Manager shall serve as the Authority's Secretary. The County's Director of Finance, or his/her designee, shall serve as the Authority's Treasurer.

2. The regular terms of Office for the officers shall commence on the date of the regular or Annual Meeting of the Directors each year, and shall continue until the next such Annual Meeting, and thereafter until their successors are elected. Any officer may be elected to succeed himself.

3. Chairman. The Chairman's duties shall be to preside at Meetings of the Board of Directors; to prepare the Agenda for any and all Meetings, and to make a copy of the said Agenda available to the Secretary for the purpose of providing adequate Notice of Special Meetings as hereinafter provided; to call Special Meetings; to call Special Elections; to be ex-officio a member of all committees; to sign, with the Secretary or Treasurer, or any other proper officer of the Authority thereunto authorized by the Board of Directors, any documents or instruments which the Board of Directors has authorized to be executed, except in cases where the signing and

execution thereof shall be expressly delegated by the Board of Directors or by the Bylaws to some other officer of the Board of Directors, or shall be required by law to be otherwise signed or executed; and in general shall perform all duties incident to the office of Chairman and such other duties as may be prescribed by the Board of Directors from time-to-time. The Chairman shall have an equal vote with the other Directors, and shall not have a second, tie-breaking vote on any question.

4. Vice-Chairman. The Vice-Chairman's duties shall be to preside at Meetings on the request of the Chairman, or in the absence of the Chairman; and in case of the death or resignation of the Chairman, shall become Chairman for the remainder of the term for which the Chairman was elected. In the absence of the Chairman, the Vice-Chairman shall perform the duties of the Chairman, and when so acting, shall have all the powers of and be subject to all the restrictions upon the Chairman. The Vice-Chairman shall perform such other duties as may be assigned by the Board of Directors from time-to-time.

5. Secretary. The Secretary shall be responsible for the preparation of the Minutes of Meetings of the Board of Directors, kept in a record book and made available for public inspection at all appropriate times; to have custody of all important records of the Authority; to have custody of the seal of the Authority and to see that the seal of the Authority is affixed to all documents or instruments, the execution of which on behalf of the Authority under its seal is duly authorized by the Board of Directors; to sign with the Chairman or Vice-Chairman any documents or instruments which the Board of Directors has authorized to be executed; to see that all notices are duly given as required by law, these Bylaws or by the Board of Directors; to call Meetings of the Board of Directors to order in the absence of the Chairman and Vice-Chairman, and thereupon to conduct an election for a temporary presiding officer for that Meeting; and in general to perform all the duties incident to the office of Secretary and such other duties as from time-to-time may be assigned by the Board of Directors. In the absence of the Secretary, the Chairman shall appoint a Director to be responsible for the preparation of detailed Minutes of the Meeting.

6. Treasurer. The Treasurer shall be responsible for (a) the duty to keep the keep suitable records of all financial transactions of the Authority; (b) the authority to arrange for the preparation of any audits of the Authority's financial records, as may be directed by the Board; (c) the duty and authority to have charge and custody of all funds and arrange for their investment and deposit in the Authority's name when authorized by the Board; (d) the duty to furnish a copy of such audit to the Board of Supervisors;(e) the duty to make available for public inspection at all times such annual audit; (f) the duty and the authority, in the Secretary's absence, to perform all duties of the Secretary, except for those certain other duties which the Chairman, under the Bylaws, has delegated to a Director and/or other Officer; (g) and in general, the duty to perform all the duties incident to the office of Treasurer and such other duties as from time-to-time may be assigned by the Board of Directors. The Treasurer shall give bond in such a sum as may from time-to-time be fixed by Resolution of the Board of Directors, payable to the Authority and to Pittsylvania County or the Commonwealth Virginia, as their interests may appear, with corporate surety authorized to act as such in the Commonwealth, said premium on any bond/surety shall be paid as an expense of the Authority.

ARTICLE VI. ELECTION OF OFFICERS

1. The regular election of Officers shall be held at the Regular Annual Meeting to be held on the second Tuesday in January of each year as hereinafter provided in Article VII.

2. Special Elections may be held at any Regular or Special Meeting in to fill vacancies or to fill newly created offices, but only after specific notice, as required by law has been given.

ARTICLE VII. MEETINGS

1. Annual Meeting. The Annual Meeting shall be held on the second Tuesday in January of each year at a time and location designated by the Board of Directors.

2. Regular Meetings. Monthly Meetings shall be held on the second Tuesday of each month without Notice, unless the same shall be a legal holiday; if so, said Meeting shall be held on the immediate following business day; further provided, however, that if the Chairman, or the Vice-Chairman in his/her absence or incapacity, shall determine, after consultation with the Secretary, that there are no matters requiring action by the Board of Directors at any scheduled Regular meeting, the Chairman, or Vice-Chairman in his/her absence or incapacity, may cancel any such Regular Meeting.

3. Special Meetings. Special Meetings of the Board of Directors may be held whenever called by the Chairman, the Vice-Chairman, or any two (2) Directors. Whenever any two (2) Directors, not including the Chairman or Vice-Chairman, request a Special Meeting, they shall provide the Secretary with a written statement of the business to be considered for the purpose of providing adequate Notice.

4. Notice of Meetings. Three (3) days' written Notice of all Regular or Called Meetings of the Board of Directors stating the time and place and in the case of a Special Meeting, the purpose thereof, shall be given by the Chairman, Vice-Chairman, or Secretary, by mailing the same to each Director at his residence or business address or by electronic mail, if requested by the Director. If mailed, such Notice shall be deemed to be delivered when deposited in the United States Mail so addressed with postage prepaid. Notwithstanding the foregoing, no Notice need be given to hold a legally constituted Special/Called Meeting, if all the Directors are present or sign a Waiver of Notice.

5. Waiver of Notice. Whenever any Notice is required to be given to any Director of any Meeting under these Bylaws, a Waiver thereof in writing signed by all of the Directors, whether before or after the time stated therein, shall be equivalent to the giving of such Notice. The attendance of a Director at a Meeting shall constitute a Waiver of Notice of such Meeting, except where a Director attends a Meeting for the express purpose of objecting to the transaction of any business, because the Meeting was not lawfully called or convened.

6. Quorum. Four (4) members of the Board of Directors shall constitute a quorum of the Authority for the purpose of conducting its business and exercising its powers and for all other purposes, except that no facilities owned by the Authority shall be leased or disposed of in any manner without a majority vote of the Board of Directors. No vacancy in the membership of the

Board shall impair the right of a quorum to exercise all of the powers and perform all of the duties of the Board.

7. Order of Business. At all Meetings of the Authority, the following Order of Business shall be observed, as far as consistent with the purpose of the Meeting:

Call to Order
Roll Call
Any Additions/Revisions to Agenda
Approval of Agenda
Consent Agenda

1. Approval of Previous Meeting Minutes
2. Review/Approval of Monthly Financials

Presentations
Old Business
New Business
Economic Development Updates
Matters from Authority Members
Closed Session (if any)
Return to Open Session and Closed Session Certification (if any)
Adjournment

8. Meetings to be Open to Public. Formal action shall be taken by the Board of Directors only at Open Sessions/Meetings and such Meetings shall be open to the public.

9. Voting. The vote on the adoption of every Resolution, any proposals creating a liability, or for the appropriation or expenditure of funds shall be by yeas or nays, and whenever the vote is not unanimous, the names of Directors voting for and of those voting against such action shall be entered upon the Minutes.

10. Procedure. Unless otherwise provided, procedure at Meetings shall follow *Robert's Rules of Order* (latest edition).

11. Signing of Minutes. When approved, all Minutes of Meetings of the Board of Directors shall be signed by the Secretary, and the Meeting's presiding officer.

12. Remote Participation in Meetings. As authorized by § 2.2-3708.3, Code of Virginia, 1950, as amended, the Authority shall allow the participation of Authority Members in a Meeting through electronic communication means from a remote location that is not open to the public subject to complying with all parts of the following written policy:

A. On or before the day of a Meeting, the Authority shall notify the Authority Chairman that the Authority Member is unable to attend the meeting due a personal matter, and the Authority Member shall identify with specificity the nature of the personal matter, or the Authority Member shall notify the Authority Chairman that the Authority Member is unable to attend a Meeting due to a temporary or permanent disability or other medical condition of the Member or the Member's family member that prevents the Authority Member's physical attendance. The Authority shall record the specific nature of the personal matter or fact of temporary or permanent disability, and the remote location from which the absent Authority Member participated in its minutes.

B. If the absent Authority Member's remote participation is disapproved, because such participation would violate the strict and uniform application of this written policy, such disapproval shall be recorded in the Authority's Minutes.

C. Such participation by the absent Authority Member shall be limited in each calendar year to two (2) Meetings or twenty-five percent (25%) of the Meetings held per calendar year rounded up to the next whole number, whichever is greater.

D. A quorum of the Authority shall be physically assembled at the primary or central Meeting location.

E. The Authority shall arrange for the voice of the absent Authority Member to be heard by all people in attendance at the primary or central Meeting location.

ARTICLE VIII. COMMITTEES

1. The Chairman may, with the advice and consent of the Board of Directors, appoint such Special Committees as may be deemed appropriate to carry out the intents and purposes of the Authority.

ARTICLE IX. STAFF

1. The Board of Directors may employ and compensate such employees and agents, including, but not limited to attorneys, accounting firms, clerks, as it deems necessary in carrying on the business of the Authority.

2. The employees and agents of the Authority may prepare and submit confidential reports and recommendations to the Board of Directors, but no action binding on the Authority shall be taken respecting such reports except as provided in Article III.

ARTICLE X. OFFICIAL SEAL

The official seal of the Authority shall consist of a disc having engraved or impressed upon it the following words or figures: INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF PITTSYLVANIA, VIRGINIA.

ARTICLE XI. FISCAL YEAR

The Authority's Fiscal Year shall be from July 1 through June 30 of the current year.

ARTICLE XII. AMENDMENTS

Except as otherwise provided by law, these Bylaws may be amended, added to, altered, or repealed, in whole or in part by the Board of Directors at any Meeting of the Board of Directors, provided that Notice of the proposed amendment, addition, alteration, or repeal is given in the Notice of the Call of such Meeting, and such Notice is given in the manner provided in Article VII. Paragraph 4, not less than one (1) week prior to the holding of such Meeting. Any Director may Waive written Notice.

ARTICLE XIII. CONFLICTING PROVISIONS

If any provision of these Bylaws should be inconsistent with the enabling Act or with the terms, conditions, or stipulations of any trust agreement entered into by the Authority, such conflicting provisions of these Bylaws shall, to the extent of such conflict, be deemed ineffective and of no force. The remainder of the Bylaws shall remain in full legal force and effect.

Amended December 11, 2012.
Amended December 13, 2016.
Amended December 11, 2018.
Amended January 12, 2021.
Amended February 16, 2022.
Amended February 22, 2023.