

STAUNTON RIVER REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes
July 14, 2025

The regular meeting of the Staunton River Regional Industrial Facility Authority was convened at 2:00 p.m. on the above date at the Institute for Advanced Learning and Research, 150 Slayton Avenue, Room 206, Danville, VA 24540. Present were Pittsylvania County members (Chairman) Tim Dudley and Darrell Dalton. Town of Hurt members present were (Vice-Chairman) Gary Hodnett, Gary Poindexter, and alternate Alice Bond. City of Danville members present were Sherman Saunders and J. Lee Vogler.

County/Town/City staff members attending were: Hurt Town Mayor Gary Hodnett; City Manager Ken Larking; County Administrator Vincent Shorter; County Director of Economic Development Matthew Rowe (virtual); City Director of Economic Development Corrie Bobe; County Director of Finance Kim Van Der Hyde; County Senior Administrative Assistant Hollye Keese; Christian & Barton Attorney Michael Guanzon.

CALL MEETING TO ORDER

At 2:00 p.m. the meeting of the Staunton River Regional Industrial Facility Authority was called to order by Mr. Dudley.

ROLL CALL AND CONFIRMATION OF QUORUM

Ms. Keese read the roll call and confirmed that a quorum was present.

PUBLIC COMMENT PERIOD

No one desired to be heard.

APPROVAL OF MINUTES OF THE FEBRUARY 10, 2025, AND MARCH 10, 2025 MEETINGS

Upon a **motion** by Mr. Dalton and **seconded** by Mr. Saunders, the minutes for the February 10, 2025 and March 10, 2025 meetings were unanimously approved as presented.

NEW BUSINESS

A. Consideration of Resolution No. 2025-07-14-5A – Michael Guanzon, Christian & Barton, Legal Counsel to the Authority.

Mr. Guanzon stated that this was a procedural matter to formally approve Mr. Shorter as officially being the Pittsylvania County Officer for the Staunton River Regional Industrial Facility Authority.

Mr. Vogler **moved** to approve the Resolution; the motion was **seconded** by Mr. Poindexter and carried with the following vote:

VOTE: 6-0

AYE: Dalton, Dudley, Hodnett, Poindexter, Saunders, Vogler (6)

NAY: None (0)

STAUNTON RIVER REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

July 14, 2025

B. Consideration of Resolution No. 2025-07-14-5B – Matthew Rowe, Director of Economic Development, Pittsylvania County

Mr. Rowe stated that economic development staff had applied for and have been awarded a \$50,000 Virginia Brownfields Assistance Fund Grant for the benefit of the Authority. He stated that the funds would be utilized towards ongoing remediation of the site and that the required match was being provided by in-kind work being completed by Hurt Partners, LLC. The Resolution before the Authority was to approve the required grant performance agreement which had been reviewed by the Authority's counsel.

Mr. Saunders **moved** to approve the Resolution; the motion was **seconded** by Mr. Dalton and carried with the following vote:

VOTE: 6-0

AYE: Dalton, Dudley, Hodnett, Poindexter, Saunders, Vogler (6)

NAY: None (0)

C. General Expenditures Reports as of February 1, 2025 through June 30, 2025 – Kim Van Der Hyde, Director of Finance, Pittsylvania County

Ms. Van Der Hyde provided six months of financial statements since the last meeting that was held.

Mr. Volger **moved** to approve the financial reports; the motion was **seconded** by Mr. Saunders and carried with the following vote:

VOTE: 6-0

AYE: Dalton, Dudley, Hodnett, Poindexter, Saunders, Vogler (6)

NAY: None (0)

D. Approval of Budget FY 2025-2026 – Kim Van Der Hyde, Director of Finance, Pittsylvania County

Ms. Van Der Hyde provided and presented the FY 2025-2026 budget proposal to the Authority. Ms. Van Der Hyde stated that there was no change in the dues being charged to the member locales.

Mr. Poindexter **moved** to approve the FY 2025-2026 budget proposal as presented; the motion was **seconded** by Mr. Dalton and carried with the following vote:

VOTE: 6-0

AYE: Dalton, Dudley, Hodnett, Poindexter, Saunders, Vogler (6)

NAY: None (0)

CLOSED SESSION

[During the closed session, all matters discussed shall involve receiving advice from legal counsel, and as such all communications during the closed session shall be considered attorney-client privileged.]

At 2:18 p.m. Mr. Dalton **moved** that the meeting of the Staunton River Industrial Facility Authority be recessed in a closed meeting for the following purposes:

STAUNTON RIVER REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

July 14, 2025

- A. As permitted by Virginia Code § 2.2-3711(A)(5) for discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in Pittsylvania County, Virginia; and
- B. As permitted by Virginia Code § 2.2-3711(A)(39) for discussion or consideration of records excluded under Virginia Code § 2.2-3705.6(3) (including without limitation (i) those certain confidential proprietary records voluntarily provided by private business pursuant to a promise of confidentiality from the Authority, and used by the Authority for business and trade development and (ii) those certain memoranda, working papers, or other information related to businesses that are considering locating or expanding in Virginia, prepared by the Authority, where competition or bargaining is involved and where disclosure of such information would adversely affect the financial interest of the Authority); such information being excluded from mandatory disclosure under Virginia Code § 2.2-3705.1(12) (information relating to the negotiation and award of a specific contract pertaining to the Authority's Southern Virginia Multimodal Park, where competition or bargaining is involved and where the release of such information would adversely affect the bargaining power or negotiating strategy of the Authority) and Virginia Code § 2.2- 3705.1(8) (appraisals and cost estimates of real property in one or more of the Authority's projects subject to a proposed purchase, sale, or lease, prior to the completion of such purchase, sale, or lease); and
- C. As permitted by Virginia Code § 2.2-3711(A)(3) for discussion or consideration of the acquisition and/or the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the Authority; and
- D. As permitted by Virginia Code § 2.2-3711(A)(8) for consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel; and
- E. As permitted by Virginia Code § 2.2-3711(A)(29) for discussion of the award of a public contract involving the expenditures of public funds where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the Authority.

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

VOTE: 6-0

AYE: Dalton, Dudley, Hodnett, Poindexter, Saunders, Vogler (6)

NAY: None (0)

RETURN TO OPEN SESSION

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

On **Motion** by Mr. Shanks and **seconded** by Mr. Watson and by unanimous vote at 2:47 p.m., the Authority returned to open meeting.

STAUNTON RIVER REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

July 14, 2025

B. Motion to Certify Closed Meeting

Mr. Vogler **moved** for adoption of the following resolution:

WHEREAS, the Authority convened in Closed Meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Freedom of Information Act; and

WHEREAS, Section 2.2-3711 of the Code of Virginia, 1950, as amended, requires a Certification by the Authority that such Closed Meeting was conducted in conformity with Virginia Law;

NOW, THEREFORE, BE IT RESOLVED that the Authority hereby certifies that, to the best of each Member's knowledge, (i) only public business matters lawfully exempted by the open meeting requirements of Virginia Law were discussed in the Closed Meeting to which this Certification Resolution applies, and (ii) only such public business matters as were identified in the motion convening the Closed Meeting were heard, discussed, or considered by the Authority.

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

VOTE: 6-0

AYE: Dalton, Dudley, Hodnett, Poindexter, Saunders, Vogler (6)

NAY: None (0)

COMMUNICATIONS

None.

The meeting adjourned at 2:50 p.m.



Secretary to the Authority



Chairman