

STAUNTON RIVER REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

January 21, 2026

The regular meeting of the Staunton River Regional Industrial Facility Authority was convened at 12:00 p.m. on the above date at the County Administration Building, 1 Center Street, Chatham, VA 24531. Present were Pittsylvania County members Darrell Dalton, Robert Tucker and Alternate Murray Whittle. Town of Hurt members present were Gary Hodnett, Gary Poindexter, and Alternate Alice Bond. City of Danville members present were Sherman Saunders and Lee Vogler

County/Town/City staff members attending were: City Manager Ken Larking; County Administrator Vincent Shorter; City Assistant City Manager Briana Evans; County Director of Economic Development Matthew Rowe; City Director of Economic Development Corrie Bobe; County Director of Finance Kim Van Der Hyde; County Senior Administrative Assistant Hollye Keesee; Christian & Barton Attorneys Megan Holley (virtual).

CALL MEETING TO ORDER

At 12:10 p.m. the meeting of the Staunton River Regional Industrial Facility Authority was called to order by Mr. Hodnett.

ROLL CALL AND CONFIRMATION OF QUORUM

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

PUBLIC COMMENT PERIOD

No one desired to be heard.

APPROVAL OF AGENDA AND MINUTES FROM DECEMBER 15 AND DECEMBER 23, 2025

Upon a **motion** by Mr. Tucker and **seconded** by Mr. Vogler, the agenda and minutes for the meetings was unanimously approved as presented.

NEW BUSINESS

A. A. ELECTION AND APPOINTMENT OF OFFICERS FOR CALENDAR YEAR 2026 – Michael Guanzon, Christian & Barton, Legal Counsel to the Authority

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

Due to the By-Laws, it is now the Town of Hurts's year in the rotation for Chairman.

Mr. Tucker **nominated** Gary Hodnett for Chairman of the Authority; the nomination was **seconded** by Mr. Poindexter with no other nominations.

The appointment of Mr. Hodnett was carried with the following vote:

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AYE: Dalton, Hodnett, Poindexter, Saunders, Tucker, Vogler (6)
NAY: None (0)

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

Mr. Vogler **nominated** Sherman Saunders for Vice Chairman of the Authority; the nomination was **seconded** by Mr. Dalton with no other nominations.

The appointment of Mr. Saunders was carried with the following vote:

VOTE: 6-0
AYE: Dalton, Hodnett, Poindexter, Saunders, Tucker, Vogler (6)
NAY: None (0)

3. Appointment of Murray Whittle as the Alternate Director for Pittsylvania County

Mr. Saunders **moved** to appoint Murray Whittle as the Alternate Director for Pittsylvania County; the nomination was **seconded** by Mr. Tucker and carried with the following vote:

VOTE: 6-0
AYE: Dalton, Hodnett, Poindexter, Saunders, Tucker, Vogler (6)
NAY: None (0)

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

Mr. Tucker **moved** to reappoint Hollye Keesee as Secretary of the Authority; the nomination was **seconded** by Mr. Saunders and carried with the following vote:

VOTE: 6-0
AYE: Dalton, Hodnett, Poindexter, Saunders, Tucker, Vogler (6)
NAY: None (0)

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

Mr. Tucker **moved** to reappoint Kim Van Der Hyde as Treasurer of the Authority; the nomination was **seconded** by Mr. Dalton and carried out with the following vote:

VOTE: 6-0

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

NAY: None (0)

6. Reappointment of City Manager Officer – Kenneth F. Larking, City Manager, City of Danville

Mr. Saunders **moved** to reappoint Ken Larking as the City Manager Appointment; the nomination was **seconded** by Mr. Tucker and carried out with the following vote:

VOTE: 6-0

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

NAY: None (0)

7. Reappointment of County Administrator Officer – Vincent E. Shorter, County Administrator, Pittsylvania County

Mr. Tucker **moved** to reappoint Vincent Shorter as the County Administrator Appointment; the nomination was **seconded** by Mr. Dalton and carried out with the following vote:

VOTE: 6-0

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

NAY: None (0)

8. Reappointment of Town Mayor Officer – Gary Hodnett, Town Mayor, Town of Hurt

Mr. Poindexter **moved** to reappoint Gary Hodnett as the Town Mayor appointment; the nomination was **seconded** by Mr. Saunders and carried out with the following vote:

VOTE: 6-0

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

NAY: None (0)

B. General Expenditures Reports as of July 1, 2025 through December 31, 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. Tucker **moved** to approve the financial reports; the motion was **seconded** by Mr. Dalton and carried with the following vote:

VOTE: 6-0

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

NAY: None (0)

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C. Review of FY 2025 Audited Financial Statements – Ms. Van Der Hyde

Ms. Van Der Hyde went over the FY2025 Audit and stated that as of June 30, 2025 it was a clean audit.

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

VOTE: 6-0
AYE: Dalton, Hodnett, Poindexter, Saunders, Tucker, Vogler (6)
NAY: None (0)

D. Consideration of Resolution No. 2026-01-21-5D, ratifying and approving any past elections to the offices of Chairman and Vice Chairman that were inconsistent with the requirements of the bylaws as they existed prior to adoption of the latest revision to the Amended and Restated Bylaws pursuant to Resolution 2025-03-5A, which was approved by a vote of the members on March 10, 2025.

Ms. Holley explained that this resolution was needed to ratify and approve any past election of Chairman and Vice Chairman due to the rotation being off for when the Town of Altavista withdrew from the Authority.

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

VOTE: 6-0
AYE: Dalton, Hodnett, Poindexter, Saunders, Tucker, Vogler (6)
NAY: None (0)

E. Consideration of a Resolution to be presented at the next meeting, which would further revise the Amended and Restated Bylaws of the Authority adopted February 8, 2019, and last revised March 10, 2025, by revising Paragraphs 1 and 3 of Article VIII to require the Chairman of the Board to call a regular or special meeting in response to the request of any two directors from different Member Localities.

Ms. Holley stated that this is in advance of the next meeting. This resolution would make it so that it mirrors the Danville Pittsylvania RIFA. It makes it so in addition to the primary way, the Chair of the Authority calling the meeting, it would also allow two members of different localities to request a meeting, the Chairman shall call a meeting.

No motion is needed at this time.

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.]

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At 12:44 p.m. Mr. Vogler **moved** that the meeting of the Staunton River Industrial Facility Authority be recessed in a closed meeting for the following purposes:

A. As permitted by Virginia Code § 2.2-3711(A)(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. Tucker and carried by the following vote:

VOTE:	6-0
AYE:	Dalton, Hodnett, Poindexter, Saunders, Tucker, Vogler (6)
NAY:	None (0)

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RETURN TO OPEN SESSION

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

On **Motion** by Mr. Dalton and **seconded** by Mr. Tucker and by unanimous vote at 1:09 p.m., the Authority returned to open meeting.

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. Tucker and carried by the following vote:

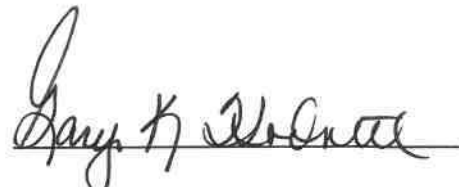
VOTE:	6-0
AYE:	Dalton, Hodnett, Poindexter, Saunders, Tucker, Vogler (6)
NAY:	None (0)

COMMUNICATIONS

None.

The meeting adjourned at 1:12 p.m.


Secretary to the Authority


Chairman