

Staunton River Regional Industrial Facility Authority

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

AGENDA

February 20, 2026

TIME 12 P.M.

**County Administration Building
Main Conference Room
1 Center Street
Chatham, Virginia**

County of Pittsylvania Members

Darrell W. Dalton
Robert M. Tucker, Jr.
Murray Whittle, Alternate

City of Danville Members

Sherman M. Saunders, Vice Chairman
J. Lee Vogler, Jr.
L. G. "Larry" Campbell, Jr., Alternate

Town of Hurt Members

Gary K. Hodnett, Chairman
Gary N. Poindexter
Alice S. Bond, Alternate

**Special Meeting of the
Staunton River Regional Industrial Facility Authority**

February 20, 2026

1. MEETING CALLED TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT PERIOD

Members of the public who desire to comment on a specific agenda item will be heard during this period. The Chairman/Vice Chairman of the Authority may restrict the number of speakers. Each speaker must identify himself/herself and state his/her address, and each speaker shall be limited to a total of three (3) minutes for comments. *[Please note that the public comment period is not a question-and-answer session between the public and the Authority.]*

4. APPROVAL OF MINUTES OF THE FEBRUARY 9, 2026 MEETING

5. NEW BUSINESS

- A. Consideration of Resolution No. 2026-02-20-5A authorizing the negotiation, execution and delivery of a local performance agreement in connection with Resolution No. 2025-12-23-5C, for which an announcement will be made by the Governor's Office of the Commonwealth of Virginia on or about February 27, 2026, under which the Authority and/or Pittsylvania County would provide certain incentives: a grading grant of up to \$1,700,000.00 and an encumbrance relocation grant of \$7,500,000.00, a local enterprise zone jobs grant of up to \$1,546,000.00, a local enterprise zone waiver of building permit and water and sewer fees (estimated value of \$1,000,000.00), and tax rebates of 70% for 10 consecutive years on real property taxes and machine and tool taxes; in exchange for certain minimum performance parameters as those required by the Governor's Office, the Tobacco Region Revitalization Commission, or both.

6. CLOSED SESSION

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

- A. As permitted by Virginia Code § 2.2-3711(A)(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.

RETURN TO OPEN SESSION

- A. Confirmation of Motion and Vote to Reconvene in Open Meeting
- B. Motion to Certify Closed Meeting

7. COMMUNICATIONS FROM:

- A. Authority Staff
- B. Authority Board Members

8. ADJOURN