

STAUNTON RIVER REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

February 9, 2026

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 Ave, Room 206. 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 Michael Guanzon (in-person) and Megan Holley (virtual).

CALL MEETING TO ORDER

At 2:01 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 MINUTES FROM THE JANUARY 21, 2026 MEETING

Upon a **motion** by Mr. Saunders and **seconded** by Mr. Tucker, the minutes for the meeting was unanimously approved as presented.

NEW BUSINESS

A. Consideration of Resolution No. 2026-02-09-5A, a resolution of support and agreement for application by the Authority to the Tobacco Region Revitalization Commission, a body corporate and political subdivision of the Commonwealth of Virginia, for Grant #4435, Southern Virginia Multimodal Park Project – grading for Project Volare, in the amount of \$5,700,000.00 for site improvements including grading in the Authority's Southern Virginia Multimodal Park Project located in the Town of Hurt, Virginia, and Pittsylvania County, Virginia.

Mr. Rowe explained that this resolution was in support and agreement for the application by the Authority to the Tobacco Commission for a \$5.7 Million site improvement grading grant for the Southern Virginia Multimodal Park.

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

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

B. Consideration of Resolution No. 2026-02-09-5B approving a loan to the Authority from the Virginia Tobacco Region Revitalization Commission in the principal amount not to exceed Seven Million Five Hundred Thousand Dollars and 00/100 (\$7,500,000.00) at the initial annual rate of 4.31%. [Removed]

C. Consideration of Resolution No. 2026-02-09-5C authorizing the issuance of its revenue bond, series 2026, in an original principal amount not to exceed \$7,500,000.00; authorizing the execution and delivery of all financing documents in connection therewith, including without limitation the financing agreement, the bond, and the support agreements; and authorizing other matters in connection therewith.

Mr. Rowe explained that this resolution is for authorizing and delivery of all documents for the loan.

Mr. Saunders **moved** to approve the resolution; the motion 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)

D. Consideration of Resolution No. 2026-02-09-5D further revising the Amended and Restated Bylaws of the Authority adopted February 8, 2019, and last revised March 10, 2025, by revising paragraph 3 of Article VIII ("Meetings") to require the Chairman of the Board to call a Special Meeting in response to the request of two Directors from different member localities.

Mr. Guanzon explained that this will update the by-laws to require the Chairman to call a Special meeting if two directors from different localities request one.

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

VOTE: 6-0
AYE: Dalton, Hodnett, Poindexter, Saunders, Tucker, 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.]

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At 2:07 p.m. Mr. Tucker **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. Vogler 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. Poindexter and **seconded** by Mr. Dalton and by unanimous vote at 2:30 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)

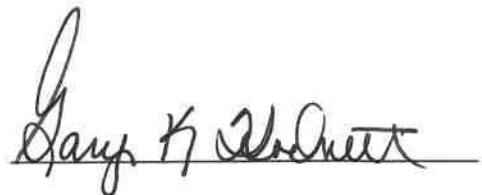
COMMUNICATIONS

None.

The meeting adjourned at 2:33 p.m.



Secretary to the Authority



Chairman