

Staunton River Regional Industrial Facility Authority

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

AGENDA

April 13, 2026

TIME 2 P.M.

**Institute for Advanced Learning and Research
Suite 206
150 Slayton Ave, Suite 206, Danville, VA 24540**

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**

April 13, 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 20, 2026 MEETING

5. NEW BUSINESS

- A. Consideration of request from Hurt Partners LLC for financial contribution towards costs they have advanced for construction of roads on the Project Volare site.
- B. Consideration of logistics for setting a regular meeting time.
- C. General Expenditures Reports covering periods from February 1, 2026, through March 31, 2026 – Kim Van Der Hyde, Director of Finance, Pittsylvania County, Virginia

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

STAUNTON RIVER REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

February 20, 2026

The regular meeting of the Staunton River Regional Industrial Facility Authority was convened at 12:00 p.m. on the above date at County Administration Main Conference Room, 1 Center Street, Chatham, VA 24531. Present were Pittsylvania County members Darrell Dalton and Robert Tucker. 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 (Virtual); County Administrator Vincent Shorter; City Assistant City Manager Briana Evans (Virtual); County Director of Economic Development Matthew Rowe; City Director of Economic Development Corrie Bobe; County Director of Finance Kim Van Der Hyde; County Budget Analyst Garrett Van Allen; County Senior Administrative Assistant Hollye Keesee; Christian & Barton Attorneys Michael Guanzon (Virtual), Steven Lippman (Virtual) and Megan Holley (virtual); and SVRA Director Linda Green (Virtual).

CALL MEETING TO ORDER

At 12:04 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 February 9, 2026 MEETING

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

NEW BUSINESS

A. Consideration of Resolution No. 2026-02-20-SA authorizing the negotiation, execution and delivery of a local performance agreement in connection with Resolution No. 2025-12-23-SC, 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.

Mr. Rowe explained the importance that the Authority members do not make comments regarding this particular business publicly until the State moves forward with an announcement. Mr. Guanzon suggested that approval be tabled until after closed session.

STAUNTON RIVER REGIONAL INDUSTRIAL FACILITY AUTHORITY

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Mr. Tucker **moved** to table the discussion until after Closed Session; 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)

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 12:07 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)(S) 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

STAUNTON RIVER REGIONAL INDUSTRIAL FACILITY AUTHORITY

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- 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)

RETURN TO OPEN SESSION

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

On **Motion** by Mr. Vogler and **seconded** by Mr. Tucker and by unanimous vote at 12:38 p.m., the Authority returned to open meeting.

B. Motion to Certify Closed Meeting

Mr. Tucker **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, Hodnett, Poindexter, Saunders, Tucker, Vogler (6)
NAY: None (0)

STAUNTON RIVER REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

February 20, 2026

TABLED DISCUSSION

Consideration of Resolution No. 2026-02-20-SA

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)

COMMUNICATIONS

None.

The meeting adjourned at 12:42 p.m.

Chairman

Secretary to the Authority

Staunton River Regional Industrial Facility Authority
General Expenditures for Fiscal Year 2026
As of February 28, 2026

	Cash Balance	Current Rev/Exp	YTD Rev/Exp	Budget	Balance
Cash Balance-February 1, 2026	216,611.63				
Prior Expense-2025	-				
Funding					
Locality Contributions:					
City of Danville			35,000.00	35,000.00	-
Pittsylvania County			61,000.00	61,000.00	-
Town of Hurt		4,000.00	4,000.00	4,000.00	-
Fund Balance				73,500.00	
Grant Funding:					
VBAF Brownfield			50,000.00	-	(50,000.00)
Lease Revenue:					
Pivot Energy, Inc. <i>Formerly</i>					
<i>Clean Footprint, LLC</i>		-	-	-	-
Total Funding		4,000.00	150,000.00	173,500.00	(50,000.00)
Expense					
Accounting-Audit Fees			5,650.00	5,600.00	(50.00)
Accounting-Software				900.00	900.00
Legal Fees		127,297.00	127,297.00	25,000.00	(102,297.00)
Engineering			75,026.79	41,325.00	(33,701.79)
Contract Services			-	14,500.00	14,500.00
Land Option Fee			25,000.00	40,000.00	15,000.00
Land Purchase			42,000.00	42,000.00	-
Postage, Mailing Service			-	100.00	100.00
Supplies			-	1,200.00	1,200.00
Meetings and Incidentals			36.00	800.00	764.00
Insurance			1,593.00	1,595.00	2.00
VBAF Brownfield Landfill Fees		50,000.00	50,000.00	-	(50,000.00)
Bank Service Charge		40.00	280.00	480.00	200.00
Total Expense		177,337.00	326,882.79	173,500.00	(153,382.79)
Net Income		(173,337.00)	(176,882.79)		
Cash on Hand	43,274.63				

Staunton River Regional Industrial Facility Authority
General Expenditures for Fiscal Year 2026
As of March 31, 2026

	Cash Balance	Current Rev/Exp	YTD Rev/Exp	Budget	Balance
Cash Balance-March 1, 2026	43,274.63				
Prior Expense-2025	-				
Funding					
Locality Contributions:					
City of Danville			35,000.00	35,000.00	-
Pittsylvania County			61,000.00	61,000.00	-
Town of Hurt			4,000.00	4,000.00	-
Fund Balance				73,500.00	
Grant Funding:					
VBAF Brownfield			50,000.00	-	(50,000.00)
Other Revenue:					
VRA Loan Pivot Energy, INC		12,479.08	12,479.08	-	(12,479.08)
Lease Revenue:					
Pivot Energy, Inc. <i>Formerly</i> <i>Clean Footprint, LLC</i>		-	-	-	-
Total Funding		12,479.08	162,479.08	173,500.00	(62,479.08)
Expense					
Accounting-Audit Fees			5,650.00	5,600.00	(50.00)
Accounting-Software				900.00	900.00
Legal Fees			127,297.00	25,000.00	(102,297.00)
Engineering			75,026.79	41,325.00	(33,701.79)
Contract Services			-	14,500.00	14,500.00
Land Option Fee			25,000.00	40,000.00	15,000.00
Land Purchase			42,000.00	42,000.00	-
Postage, Mailing Service			-	100.00	100.00
Supplies			-	1,200.00	1,200.00
Meetings and Incidentals			36.00	800.00	764.00
Insurance			1,593.00	1,595.00	2.00
VBAF Brownfield Landfill Fees			50,000.00	-	(50,000.00)
Bank Service Charge		56.00	336.00	480.00	144.00
Total Expense		56.00	326,938.79	173,500.00	(153,438.79)
Net Income		12,423.08	(164,459.71)		
Cash on Hand	55,697.71				