



WEDNESDAY, MAY 20, 2026; 6:00 P.M.; COUNTY ADMINISTRATION BUILDING; 1 CENTER STREET,
CHATHAM, VIRGINIA 24531

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. ANY ADDITIONS/REVISIONS TO AGENDA

IV. APPROVAL OF AGENDA

V. CONSENT AGENDA

- A. April Meeting Minutes Approval
- B. Financials Approval

VI. OLD BUSINESS

- A. Gretna Industrial Park Acquisition Update

VII. CLOSED SESSION

Discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body.

Authority: Virginia Code §2.2-3711(A)(3)

VIII. RETURN TO OPEN SESSION AND CLOSED SESSION CERTIFICATION

A. Closed Session Certification
PITTSYLVANIA COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY CLOSED
MEETING CERTIFICATION

BE IT RESOLVED that at the meeting of the Pittsylvania County Industrial Development Authority ("Authority") on May 20, 2026, the Authority hereby certifies by a recorded vote that

to the best of each Authority member's knowledge only public business matters lawfully exempted from the Open Meeting requirements of the Virginia Freedom of Information Act ("Act") and identified in the motion authorizing the closed meeting were heard, discussed, or considered in the closed meeting. If any authority member believes that there was a departure from the requirements of the Act, he shall so state prior to the vote indicating the substance of the departure. The statement shall be recorded in the Authority's minutes.

	<u>Vote</u>
Shannon Hair	Yes/No
John Daniel	Yes/No
Michael Adkins	Yes/No
Timothy Reynolds	Yes/No
Bill Nuckols	Yes/No
Steven Merricks	Yes/No
Charles L. Minter	Yes/No

IX. NEW BUSINESS

A. Consideration of a purchase and sale agreement for properties owned by Hancock Timberland XII, Inc. and further identified as parcels:

HANCOCK TIMBERLAND XII INC	TR TL4-1068 ST RD 621 PARCELS A-B 373.40 AC	1357-97-0025
HANCOCK TIMBERLAND XII INC	TR CDW-0741 CASCADE CR PARCEL 1-B-1 4.43 AC 4.43 AC	1337-12-1881
HANCOCK TIMBERLAND XII INC	TR CDW-0741 CASCADE CR PARCELS 1A-1B2-1C 4.43 AC	1337-12-2354
HANCOCK TIMBERLAND XII INC	TR CDW-0741 CASCADE CR PARCELS 1A-1B2-1C 4.43 AC	1337-12-5432
HANCOCK TIMBERLAND XII INC	TR CDW-0741 CASCADE CR PARCELS 1A-1B2-1C 4.43 AC	1337-13-7035
HANCOCK TIMBERLAND XII INC	TR CDW-0741 CASCADE CR 674.35 AC	1337-14-9849
HANCOCK TIMBERLAND XII INC	TR CDW-0741 NR CASCADE TR 2 6.45 AC	1337-22-7728
HANCOCK TIMBERLAND XII INC	TR TL4-1027 ST RD 700 80.81 AC	1337-28-6436
HANCOCK TIMBERLAND XII INC	TR CDW-347 SR 700 TR B & D 36.24 AC	1337-48-8418
HANCOCK TIMBERLAND XII INC	TR CDW-347 HWY 700 TR A 137.10 AC	1337-49-1931
HANCOCK TIMBERLAND XII INC	TR CDW-151 CASCADE CR 175.82 AC	1337-58-9199
HANCOCK TIMBERLAND XII INC	TR TL2-735 NR CASCADE LOT 1 81.00 AC	1337-94-3555
HANCOCK TIMBERLAND XII	TR CDW-347 SR 700 TR B & D 36.24 AC	1338-50-

INC		0360
HANCOCK TIMBERLAND XII INC	TR CDW-128 CASCADE CR TRS B-C 38.60 AC	1347-26- 9903
HANCOCK TIMBERLAND XII INC	TR CDW-128 CASCADE 408.40 AC	1347-39- 4010
HANCOCK TIMBERLAND XII INC	TR CDW-1337-PARCEL 1 CASCADE LOT B 89.01 AC	1347-47- 7161
HANCOCK TIMBERLAND XII INC	TR CDW-1337 PARCEL 2 CASCADE LOT A 2.30 AC	1347-57- 2017
HANCOCK TIMBERLAND XII INC	TR CDW-960-1-2-3 SR 622 42.00 AC	1347-86- 7509
HANCOCK TIMBERLAND XII INC	TR CDW-960-1-2-3 OFF SR 622 39.00 AC	1347-93- 2652
HANCOCK TIMBERLAND XII INC	TR CDW-1048 CASCADE 86.00 AC	1348-33- 3705
HANCOCK TIMBERLAND XII INC	TR CDW-960-1-2-3 SR 861 TR 3 231.44 AC	1356-08- 5274

Parcels comprise a land area of approximately 2,500 acres; which said sale agreement shall include the substantive terms of a purchase price for the property of \$27,551,475.00 and an agreement by the Authority to an earnest money deposit of \$137,757.38 for site control until December 3, 2026, during which it can complete any necessary or desired due diligence and property studies.

- B. Consideration of a purchase and sale agreement for property owned by Estes Family Farm, LLC which is comprised of approximately 829.91 acres and further identified as parcel 1358-21-9000, commonly known as ST RD 862 829.91 AC; which said sale agreement shall include the substantive terms of a purchase price for the property of \$19,912,500.00 and an agreement by the Authority to an earnest money deposit of \$100,000 for site control until May 4, 2027, during which it can complete any necessary or desired due diligence and property studies.
- C. Consideration of a purchase and sale agreement for properties owned by Theodore R. Strange, III, trustee of the Trust of Theodore R. Strange, Jr., which is comprised of approximately 123.7 acres and further identified as parcels 1357-99-3620 and 1357-88-3457, commonly known as NEAR CASCADE 109.70 AC and NEAR CASCADE 14.00 AC; which said sale agreement shall include the substantive terms of a purchase price for the property of \$3,092,500.00 and an agreement by the Authority to an earnest money deposit of \$35,000 for site control until May 4, 2027, during which it can complete any necessary or desired due diligence and property studies.
- D. Consideration of a purchase and sale agree for property owned by Christopher Bryan Strange and Veronica Rizzo Strange, trustees of the Strange Rizzo Family Trust, which is comprised of approximately 147 acres and further identified as parcel 1358-80-2809, commonly known as NR CASCADE LOT 1 147.00 AC;

which said sale agreement shall include the substantive terms of a purchase price for the property of \$3,675,500.00 and an agreement by the Authority to an earnest money deposit of \$35,000 for site control until May 4, 2027, during which it can complete any necessary or desired due diligence and property studies.

X. ECONOMIC DEVELOPMENT UPDATE *(M. Rowe)*

XI. MATTERS FROM IDA MEMBERS

XII. CLOSED SESSION

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 the community.

Authority: Virginia Code §2.2-3711(A)(5)

XIII. RETURN TO OPEN SESSION AND CLOSED SESSION CERTIFICATION

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XIV. ADJOURNMENT