

STAUNTON RIVER REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

April 13, 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 Deputy Director of Economic Development Kattie Saunders; City Assistant Director of Economic Development Kelvin Perry; County Director of Finance Kim Van Der Hyde; County Senior Administrative Assistant Hollye Keesee; Christian & Barton Attorneys Megan Holley (virtual). Also in attendance was Senior Vice President of Dewberry Brian Bradner and Brian Hall with Hurt Partners.

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

Brian Hall with Hurt Partners stated that it had been 10 years since the conception of SR RIFA and that a lot of money and time has been put into the site over those years. There have been 47 site visits in that time. So currently, they are requesting a reimbursement of a portion of the funds.

APPROVAL OF AGENDA AND MINUTES FROM FEBRUARY 20, 2026

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

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.

Mr. Rowe explained that a letter had been submitted by Hurt Partners to Staff requesting a \$500,000 for expense that have been accumulated on the preparation of grounds for prospect visits.

Mr. Tucker **moved** to table the discussion until the next meeting; the motion was **seconded** by Mr. Saunders and carried with the following vote:

VOTE: 5-1

AYE: Dalton, Poindexter, Saunders, Tucker, Vogler (5)

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NAY: Hodnett (1)

B. Consideration of logistics for setting a regular meeting time

Ms. Holley explained that the Authority has never had a set schedule. It was recommended on the same day as the Danville-Pittsylvania RIFA meetings or on an every other month schedule. Mr. Guanzon explained how Danville-Pittsylvania RIFA meetings were on the second Monday of every month and if it fell on a holiday, then meeting was moved to the following day.

Mr. Tucker **moved** to have the meeting following the Danville-Pittsylvania RIFA meeting schedule; the motion was **seconded** by Mr. Poindexter and carried with the following vote:

VOTE: 6-0

AYE: Dalton, Hodnett, Poindexter, Saunders, Tucker, Vogler (5)

NAY: None (0)

C. General Expenditures Reports covering periods from February 1, 2026, through March 31, 2026

Ms. Van Der Hyde went over the February and March 2026 expenditures.

Mr. Tucker **moved** to approve the expenditure reports; the motion was **seconded** by Mr. Dalton and carried with the following vote:

VOTE: 6-0

AYE: Dalton, Hodnett, Poindexter, Saunders, Tucker, Vogler (5)

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 2:34 p.m. Mr. Dalton **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

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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)

RETURN TO OPEN SESSION

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

On **Motion** by Mr. Vogler and **seconded** by Mr. Dalton and by unanimous vote at 2:55 p.m., the Authority returned to open meeting.

B. Motion to Certify Closed Meeting

Mr. Tucker **moved** for adoption of the following resolution:

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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)

COMMUNICATIONS

Mr. Larking stated that it was Ms. Bobe's the next day was her last day with the City after 16 ½ years.

Mr. Hodnett thanked her for her service and work with the Volare project.

Mr. Rowe stated that he enjoyed working with Ms. Bobe for the last 10 years.

Mr. Bradner said that there was no comparison to the team here at the County and City.

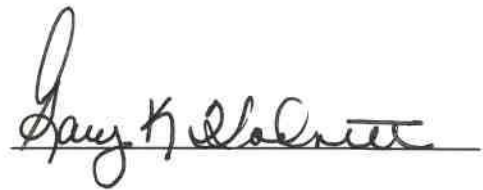
Mr. Saunders thanked Ms. Bobe and said that her handprints will be on the region forever.

Ms. Saunders stated that she enjoyed her time working with Ms. Bobe.

Ms. Green complimented the City/County team.

Ms. Bobe thanked everyone for their support and stated that she can't wait to see the difference in the northern part of the County.

The meeting adjourned at 3:09 p.m.



Chairman



Secretary to the Authority