

Staunton River Regional Industrial Facility Authority

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

AGENDA

July 14, 2025

2:00 P.M.

**Institute for Advanced Learning and Research
150 Slayton Avenue, Room 206
Danville, Virginia**

County of Pittsylvania Members

Darrell W. Dalton
Tim W. Dudley, Chairman
Robert M. Tucker, Jr., Alternate

City of Danville Members

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

Town of Hurt Members

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

Staff and Other Officers

Vincent E. Shorter, Pittsylvania County Administrator Officer
Kenneth F. Larking, Danville City Manager Officer
Gary K. Hodnett, Hurt Town Manager Officer
Michael C. Guanzon, Esq., Christian & Barton, L.L.P., Legal Counsel to Authority
Hollye M. Keesee, Authority Secretary
Kim Van Der Hyde, Authority Treasurer
Matthew D. Rowe, Director of Economic Development, Pittsylvania County
Corrie T. Bobe, Director of Economic Development, City of Danville

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

July 14, 2025

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 10, 2025 AND MARCH 10, 2025 AND MEETINGS

5. NEW BUSINESS

- A. Consideration of Resolution No. 2025-07-14-5A, confirming that Vincent E. Shorter, Pittsylvania County Administrator, is and serves the Authority's Pittsylvania County Administrator Officer – Michael C. Guanzon, Christian & Barton, L.L.P., Authority Legal Counsel *[NO WRITTEN RESOLUTION.]*
- B. Consideration of Resolution No. 2025-07-14-5B, approving that certain Performance Agreement with Virginia Economic Development Partnership Authority, a political subdivision of the Commonwealth of Virginia for the Authority's participation in the Virginia Brownfields Restoration and Economic Redevelopment Assistance Fund Program, for a Site Assessment and Planning Grant of \$50,000.00, requiring a \$50,000.00 in-kind contribution by the Authority in the form of work performed or to be performed by contractor Hurt Partners, LLC or its affiliates – Matthew D. Rowe, Director of Economic Development, Pittsylvania County, Virginia
- C. Treasurer's Report-Feb-June 2025 - Kim Van Der Hyde, Authority Treasurer
- D. Approval of Budget FY 2025-2026– Ms. Van Der Hyde

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 10, 2025

The regular meeting of the Staunton River Regional Industrial Facility Authority was convened at 1:38 p.m. on the above date at the Institute for Advanced Learning and Research, 150 Slayton Ave, Room 206, Danville, VA 24540. Present were Pittsylvania County members Darrell Dalton, Tim Dudley, and alternate Robert Tucker, Jr. Town of Hurt members present were Gary Hodnett, Gary Poindexter, and alternate Alice Bond. City of Danville members present were Lee Vogler, Sherman Saunders, and alternate Larry Campbell.

County/Town/City staff members in attendance were: City Manager Ken Larking; County Director of Economic Development Matthew Rowe; City Director of Economic Development Corrie Bobe on Zoom; County Project Manager Kattie Saunders; County Finance Director Kim Van Der Hyde; County Budget and Financial Analyst Garrett Van Allen; County Attorney J. Vaden Hunt; Pittsylvania County Clerk to the Board Kaylyn McCluster; and Christian and Barton Attorney Michael Guanzon on Zoom.

ROLL CALL AND CONFIRMATION OF QUORUM

Kaylyn McCluster, read the roll call and confirmed that a quorum was present.

PUBLIC COMMENT PERIOD

No one desired to be heard.

APPROVAL OF MINUTES

Upon **Motion** by Mr. Vogler and **seconded** by Mr. Dalton, minutes of the June 13, 2024, meeting was unanimously approved as presented.

NEW BUSINESS

A. ELECTION AND APPOINTMENT OF OFFICERS FOR CALENDAR YEAR 2025 – Michael Guanzon, Christian & Barton, Legal Counsel to the Authority

1. Election of Chairman from Pittsylvania County Locality (see Bylaws, Article VI, paragraph 1)

Mr. Guanzon explained that due to the By-Laws, it is now the Pittsylvania County's year in the rotation for Chairman.

Mr. Dalton **nominated** Tim Dudley for Chairman of the Authority; the nomination was **seconded** by Mr. Poindexter with no other nominations.

The appointment of Mr. Dudley was carried with the following vote:

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

2. Election of Vice Chairman from Hurt Locality (see Bylaws, Article VI, paragraph 4)

Mr. Poindexter **nominated** Gary Hodnett for Vice Chairman of the Authority; the nomination was **seconded** by Mr. Vogler with no other nominations.

The appointment of Mr. Hodnett was carried with the following vote:

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

3. Reappointment of Secretary from the Authority's staff – Hollye M. Keesee, Executive Assistant, Pittsylvania County, Virginia

Mr. Saunders **moved** to reappoint Hollye Keesee as Secretary of the Authority; the nomination was **seconded** by Mr. Dalton and carried with the following vote:

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

4. Reappointment of Treasurer from the Authority's staff – Kim Van Der Hyde, Director of Finance, Pittsylvania County, Virginia

Mr. Vogler **moved** to reappoint Kim Van Der Hyde as Treasurer of the Authority; the nomination was **seconded** by Mr. Dalton and carried with the following vote:

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

B. General Expenditures Reports as of June 1, 2024 through January 31, 2025 – Kim Van Der Hyde, Director of Finance, Pittsylvania County

Ms. Van Der Hyde provided eight months of financial statements since the last meeting that was held.

Mr. Saunders **moved** to approve the financial reports; the motion was **seconded** by Mr. Hodnett and carried with the following vote:

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

C. Review of FY24 Audited Financial Statements - Kim Van Der Hyde, Director of Finance, Pittsylvania County

Ms. Van Der Hyde stated that Robinson, Farmer, Cox performed the audit, and we received a clean audit. Ms. Van Der Hyde went over some of the highlights of the audit.

Mr. Poindexter **moved** to approve the FY24 Audit; the motion was **seconded** by Mr. Vogler and carried with the following vote:

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

D. Consideration of Resolution No. 2025-02-10-5D – Matt Rowe, Director of Economic Development, Pittsylvania County, Virginia

Mr. Rowe stated that this was for site due diligence. There is some time sensitive work that needs to be done.

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

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

E. Consideration of Resolution No. 2025-02-10-5E – Matt Rowe, Director of Economic Development, Pittsylvania County, Virginia

Mr. Rowe stated that this was similar to the previous resolution and needed to work to be completed at the site.

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

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

F. Suggested Revisions to Bylaws regarding creation of officer positions: City Manager Officer, County Administrator Officer and Town Manager Officer – Michael C. Guanzon, Christian & Barton, L.L.P., Authority Legal Counsel

Mr. Guanzon stated that this would similar to what Danville-Pittsylvania RIFA has. With the creation of these officer positions, one from each locality, if all are in agreement, the officers could sign off on an agreement without calling a special called meeting. This would have a limit of \$150,000 a month.

Mr. Vogler **moved** to send request to Board of Supervisors; the motion was **seconded** by Mr. Blackstock and carried with the following vote:

VOTE: 6-0
AYE: Dalton, Dudley, Hodnett, Poindexter, Saunders, 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 2:03 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 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, Dudley, Hodnett, Poindexter, Saunders, Vogler (6)
NAY:	None (0)

RETURN TO OPEN SESSION

D. 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 2:53 p.m., the Authority returned to open meeting.

E. 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. Dalton and carried by the following vote:

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

COMMUNICATIONS

None

NEXT MEETING

Mr. Rowe said that the next meeting would be a special called meeting.

The meeting adjourned at 2:55 p.m.

Chairman

Secretary to the Authority

STAUNTON RIVER REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes

March 10, 2025

The regular meeting of the Staunton River Regional Industrial Facility Authority convened at 1:36 p.m. on the above date at the Institute for Advanced Learning and Research, 150 Slayton Ave, Room 206, Danville, VA 24540. Present were Pittsylvania County members Darrell Dalton, Tim Dudley, and alternate Robert Tucker, Jr. Town of Hurt member present was alternate Alice Bond. City of Danville members present were Lee Vogler and Sherman Saunders.

County/Town/City staff members in attendance were: City Manager Ken Larking; Interim County Administrator Vincent Shorter; County Director of Economic Development Matthew Rowe; City Project Manager Kelvin Perry; County Project Manager Kattie Saunders; County Budget and Financial Analyst Garrett Van Allen; SR RIFA Secretary Hollye Keesee; and Christian and Barton Attorney Michael Guanzon.

ROLL CALL AND CONFIRMATION OF QUORUM

Hollye Keesee, read the roll call and confirmed that a quorum was present.

ADDITION TO AGENDA

Mr. Dudley stated that the agenda needed to be amended to add a item under Closed Session, as item number 6.

Mr. Saunders **moved** to amend the agenda; the motion was **seconded** by Mr. Dalton and carried with the following vote:

VOTE: 5-0
AYE: Bond, Dalton, Dudley, Saunders, Vogler (5)
NAY: None (0)

PUBLIC COMMENT PERIOD

No one desired to be heard.

APPROVAL OF MINUTES

The approval of the minutes was table until next month for further review. No motion was made.

NEW BUSINESS

- A. Consideration of Resolution No. 2025-03-10-5A – Michael C. Guanzon, Christian & Barton, L.L.P., Authority Legal Counsel

Michael Guanzon proposed bylaw revisions to create new officers—city manager officer, county administrator officer, and town mayor officer, this would be to streamline decision-making and reduce meetings. These officers can negotiate contracts and agreements, including letters of intent, and can spend up to \$100,000 monthly and no more than \$50,000 on one item, subject to certification by the treasurer and legal review.

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

VOTE:	5-0
AYE:	Bond, Dalton, Dudley, Saunders, 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 1:44 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)(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. Dalton and carried by the following vote:

VOTE:	5-0
AYE:	Bond, Dalton, Dudley, Saunders, Vogler (5)
NAY:	None (0)

RETURN TO OPEN SESSION

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

On **Motion** by Mr. Dalton and **seconded** by Mr. Vogler and by unanimous vote at 2:13 p.m., the Authority returned to open meeting.

E. 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. Dalton and carried by the following vote:

VOTE:	5-0
AYE:	Bond, Dalton, Dudley, Saunders, Vogler (5)
NAY:	None (0)

COMMUNICATIONS

None

NEXT MEETING

The next meeting would be a special called meeting.

The meeting adjourned at 2:15 p.m.

Chairman

Secretary to the Authority

Staunton River Regional Industrial Facility Authority
General Expenditures for Fiscal Year 2025
As of February 28, 2025

	Cash Balance	Current Rev/Exp	YTD Rev/Exp	Budget	Balance
Cash Balance-February 1, 2025	289,955.77				
<i>Funding</i>					
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	-
Lease Revenue:					
Pivot Energy, Inc. <i>Formerly</i>					
Clean Footprint, LLC		-	-	-	-
Total Funding		-	100,000.00	100,000.00	-
<i>Expense</i>					
Accounting-Audit Fees		-	5,500.00	5,408.00	(92.00)
Legal Fees		-	2,134.35	40,000.00	37,865.65
Engineering		-	-	-	-
Contract Services		9,900.00	9,900.00	-	(9,900.00)
Land Option Fee		-	40,000.00	40,000.00	-
Postage, Mailing Service		-	-	100.00	100.00
Supplies		-	-	1,200.00	1,200.00
Meetings and Incidentals		-	-	800.00	800.00
Insurance		-	1,602.00	1,602.00	-
Bank Service Charge		30.00	297.50	480.00	182.50
Total Expense		9,930.00	59,433.85	89,590.00	30,156.15
Net Income		(9,930.00)	40,566.15		
<i>Cash on Hand</i>	280,025.77				

Staunton River Regional Industrial Facility Authority
General Expenditures for Fiscal Year 2025
As of March 31, 2025

	Cash Balance	Current Rev/Exp	YTD Rev/Exp	Budget	Balance
Cash Balance-March 1, 2025	280,025.77				
<i>Funding</i>					
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	-
Lease Revenue:					
Pivot Energy, Inc. <i>Formerly</i>					
Clean Footprint, LLC		-	-	-	-
Total Funding		-	100,000.00	100,000.00	-
<i>Expense</i>					
Accounting-Audit Fees		-	5,500.00	5,408.00	(92.00)
Legal Fees		-	2,134.35	40,000.00	37,865.65
Engineering		13,250.00	13,250.00	-	(13,250.00)
Contract Services			9,900.00	-	(9,900.00)
Land Option Fee		-	40,000.00	40,000.00	-
Postage, Mailing Service		-	-	100.00	100.00
Supplies		-	-	1,200.00	1,200.00
Meetings and Incidentals		-	-	800.00	800.00
Insurance		-	1,602.00	1,602.00	-
Bank Service Charge		40.00	337.50	480.00	142.50
Total Expense		13,290.00	72,723.85	89,590.00	16,866.15
Net Income		(13,290.00)	27,276.15		
<i>Cash on Hand</i>	266,735.77				

Staunton River Regional Industrial Facility Authority
General Expenditures for Fiscal Year 2025
As of April 30, 2025

	Cash Balance	Current Rev/Exp	YTD Rev/Exp	Budget	Balance
Cash Balance-April 1, 2025	266,735.77				
<i>Funding</i>					
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	-
Lease Revenue:					
Pivot Energy, Inc. <i>Formerly</i>					
<i>Clean Footprint, LLC</i>		-	-	-	-
ACMI Properties		25,000.00	25,000.00	-	25,000.00
Total Funding		25,000.00	125,000.00	100,000.00	25,000.00
<i>Expense</i>					
Accounting-Audit Fees		-	5,500.00	5,408.00	(92.00)
Legal Fees		-	2,134.35	40,000.00	37,865.65
Engineering			13,250.00	-	(13,250.00)
Contract Services			9,900.00	-	(9,900.00)
Land Option Fee	-		40,000.00	40,000.00	-
Postage, Mailing Service	-		-	100.00	100.00
Supplies	-		-	1,200.00	1,200.00
Meetings and Incidentals	-		-	800.00	800.00
Insurance	-		1,602.00	1,602.00	-
Bank Service Charge		56.00	393.50	480.00	86.50
Total Expense		56.00	72,779.85	89,590.00	16,810.15
Net Income		24,944.00	52,220.15		
<i>Cash on Hand</i>	291,679.77				

Staunton River Regional Industrial Facility Authority
General Expenditures for Fiscal Year 2025
As of May 31, 2025

	Cash Balance	Current Rev/Exp	YTD Rev/Exp	Budget	Balance
Cash Balance-May 1, 2025	291,679.77				
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	-
Lease Revenue:					
Pivot Energy, Inc. <i>Formerly</i>					
Clean Footprint, LLC		-	-	-	-
ACMI Properties			25,000.00	-	25,000.00
Total Funding		-	125,000.00	100,000.00	25,000.00
Expense					
Accounting-Audit Fees		-	5,500.00	5,408.00	(92.00)
Legal Fees			2,134.35	40,000.00	37,865.65
Engineering		29,150.00	42,400.00	-	(42,400.00)
Contract Services			9,900.00	-	(9,900.00)
Land Option Fee		-	40,000.00	40,000.00	-
Postage, Mailing Service		-	-	100.00	100.00
Supplies		-	-	1,200.00	1,200.00
Profesional Servises		3,631.14	3,631.14	-	(3,631.14)
Meetings and Incidentals		-	-	800.00	800.00
Insurance		-	1,602.00	1,602.00	-
Bank Service Charge		40.00	433.50	480.00	46.50
Total Expense		32,821.14	105,600.99	89,590.00	(16,010.99)
Net Income		(32,821.14)	19,399.01		
Cash on Hand	258,858.63				

Staunton River Regional Industrial Facility Authority
General Expenditures for Fiscal Year 2025
As of June 30, 2025

	Cash Balance	Current Rev/Exp	YTD Rev/Exp	Budget	Balance
Cash Balance-June 1, 2025	258,858.63				
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	-
Lease Revenue:					
Pivot Energy, Inc. <i>Formerly</i>					
Clean Footprint, LLC		-	-	-	-
ACMI Properties			25,000.00	-	25,000.00
Total Funding		-	125,000.00	100,000.00	25,000.00
Expense					
Accounting-Audit Fees		-	5,500.00	5,408.00	(92.00)
Legal Fees			2,134.35	40,000.00	37,865.65
Engineering		23,350.00	65,750.00	-	(65,750.00)
Contract Services			9,900.00	-	(9,900.00)
Land Option Fee			40,000.00	40,000.00	-
Postage, Mailing Service		73.00	73.00	100.00	27.00
Supplies			-	1,200.00	1,200.00
Profesional Servises			3,631.14	-	(3,631.14)
Meetings and Incidentals			-	800.00	800.00
Insurance			1,602.00	1,602.00	-
Bank Service Charge		40.00	473.50	480.00	6.50
Total Expense		23,463.00	129,063.99	89,590.00	(39,473.99)
Net Income		(23,463.00)	(4,063.99)		
Cash on Hand	235,395.63				

Staunton River Regional Industrial Facility Authority
Budget
For Fiscal Year 2026

	Proposed Budget
<i>Funding</i>	
Locality Contributions:	
City of Danville (35%)	35,000.00
Pittsylvania County (61%)	61,000.00
Town of Hurt (4%)	4,000.00
Total Funding	100,000.00
<i>Expense</i>	
Accounting-Audit Fees	5,600.00
Accounting-Software	900.00
Engineering	19,325.00
Contract Services	5,000.00
Legal Fees	25,000.00
Land Option Fee	40,000.00
Postage, Mailing Service	100.00
Supplies	1,200.00
Meetings and Incidentals	800.00
Bank Service Charges	480.00
Insurance	1,595.00
Total Expense	100,000.00
Total Unobligated Funds	0.00