

DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

Minutes September 12, 2011

The Regular Meeting of the Danville Pittsylvania Regional Industrial Facility Authority convened at 12:17 p.m. on the above date in the Conference Room located at the Danville Regional Airport, 424 Airport Drive. Present were City of Danville Members Vice-Chairman Sherman Saunders and alternate Fred Shanks; City of Danville member David Luther was absent; Pittsylvania County Members present were Chairman Coy Harville; Pittsylvania County members Henry A. "Hank" Davis, Jr., and alternate Fred Ingram were absent.

City/County staff members attending were: City Manager Joe King, Pittsylvania County Administrator Dan Sleeper, Danville Finance Director/Authority Treasurer Barbara Dameron, Assistant County Administrator for Planning & Development Gregory Sides, Danville Economic Development Consultant Linwood Wright, Pittsylvania County Economic Development Director Ken Bowman, Clement and Wheatley Attorney Michael Guanzon, and Secretary to the Authority Susan DeMasi.

Also present were Danville Community College President Dr. B. Carlyle Ramsey, Danville Community College Vice President of Financial Administrative Services Scott Barnes, Vice President of Work Force Services Jeff Arnold and Troy Simpson, faculty member from Danville Community College involved with teaching and program development.

Chairman Harville called the Meeting to order.

PUBLIC COMMENT PERIOD

No one desired to be heard.

APPROVAL OF AUGUST 8, 2011 MINUTES

Upon **Motion** by Mr. Shanks and **second** by Mr. Saunders, Minutes of the August 8, 2011 Meeting were approved, as presented. Draft copies had been distributed to Authority Members prior to the Meeting.

NEW BUSINESS

CONSIDERATION OF CONCEPT FOR PROPOSED EXPANSION OF THE REGIONAL CENTER FOR ADVANCED TECHNOLOGY & TRAINING (RCATT), WHICH IS LOCATED IN THE AUTHORITY'S CYBER PARK SITE [NO WRITTEN RESOLUTION]

Danville Community College President Carlyle Ramsey introduced Scott Barnes, Jeff Arnold and Troy Simpson, faculty and staff from DCC. President Ramsey provided a handout to the RIFA board and staff and reviewed the Concept for the proposed expansion of RCATT. President Ramsey thanked the City and County for their past and future support of RCATT. He discussed the opportunities and challenges with respect to the expansion including doubling the capacity of the welding and precision machining programs, increasing the

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number of graduates for current and future employers and providing a competitive edge in economic development with neighboring communities.

President Ramsey noted that should they get the endorsement of RIFA, they would talk to some funders to do a feasibility study by a local firm. That document would be submitted to RIFA, the Virginia Community College System and a state building authority. The project has to be approved by the State Board for Community Colleges. The cost of the expansion is estimated to be \$6.5M-\$7M, with the equipment. President Ramsey stated that their pledge to RIFA is that the additional facility, if approved, is going to enable local economic developers to compete very favorably with competitors.

Mr. Troy Simpson noted he has been with DCC for 21 years and was a graduate of the program. RCATT's capacity right now is 26 students in both first and second year of program and there is a waitlist. The demand for skills has shifted from manual to CNC machine skills and the current facility has run out of space, with at times only one machine for 26 students. Mr. Simpson also discussed his placement of students to different companies including companies in Lynchburg, and the increased demand for skilled machinists. Mr. Simpson noted that the degree is a Diploma in Precision Machine and Technology with 81 credits; graduates of the program generally start at \$15.00 to \$18.00 per hour.

Mr. Shanks asked President Carlyle to summarize his request to RIFA. President Carlyle stated that they are requesting that this authority endorse the project only on the assumption that if the project needs any additional land, which would not exceed three acres, that they would be able to obtain that land. They are not asking RIFA for any money and they have talked with Dave Marshall and others on the Commission, and they are going to the Commission, but they are not going to ask for allocations from either jurisdiction. President Ramsey noted that they will look at some other private sources of funding, and are not going to County or City for site development or any other part of it.

Board members and Mr. Ramsey discussed the property surrounding RCATT, the ownership of the surrounding property and well as what steps need to be taken in the future.

Mr. Shanks **moved** that RIFA resolve to authorize the Chairman of RIFA to sign a letter of support for a feasibility study for the facility that is to be sought by RCATT and paid for by RCATT. The Motion was **seconded** by Mr. Saunders.

VOTE: 3-0
AYE: Harville, Saunders and Shanks (3)
NAY: None (0).

FINANCIAL REPORT AS OF AUGUST 31, 2011

Authority Treasurer Barbara Dameron presented a brief financial report as of August 31, 2011. Ms. Dameron noted that there were very few transactions last month, with a few in general expenditures, primarily some general legal fees and utilities. No new expenditures in

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the Mega Park. In Cain Creek, Lots 3 and 9, RIFA paid \$364,000 to Haymes Brothers. On the budget side, the budget was increased to reflect the Change order No. 2 for \$156,700 and the Authority realized about \$38,000 in rent.

Mr. Saunders **moved** approval of the Financial Report as of August 31, 2011. The Motion was **seconded** by Mr. Shanks and carried by the following vote

VOTE: 3-0
AYE: Harville, Saunders and Shanks (3)
NAY: None (0).

County Supervisor Dan Sleeper stated that on Lots 3 and 9, they had previously decided to go back to the EDA to see if they could move over to Lot 10, but had some problems with it and decided to finish Lots 3 and 9, as is. The EDA wanted RIFA to upfront the money and apply back to EDA for a new grant with new environmental, engineering, and preliminary reports and that would take too much time. Lot 10 will be something to come back to later.

CLOSED MEETING

At 12:50 p.m. Mr. Harville requested a Motion to go into Closed Meeting as permitted by Section 2.2-3711(A)(5) of the Code of Virginia, 1950, as amended, for discussion concerning a prospective business where no previous announcement has been made of the business' interest in locating its facilities in the community; and as permitted by Section 2.2-3711(A)(3) of the Code of Virginia, 1950, as amended, for discussion or consideration of leasing to such prospective business, that certain real property located in the Authority's Cain Creek site (a portion of GPINs 2347-46-0892 and 2347-35-9903), commonly known as the Lake House and apartments, 390 Cedar Lane in Pittsylvania County, Virginia, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the Authority.

Mr. Shanks **made** a Motion to go into Closed Meeting. The Motion was **seconded** by Mr. Saunders and carried by the following vote:

VOTE: 3-0
AYE: Harville, Saunders and Shanks (3)
NAY: None (0).

Upon unanimous vote at 1:07 p.m., the Authority returned to open meeting and Mr. Shanks **moved** 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

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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 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. Saunders and carried by the following vote:

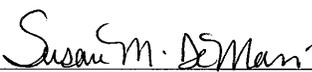
VOTE: 3-0
AYE: Harville, Saunders and Shanks (3)
NAY: None (0).

COMMUNICATIONS

Mr. Harville noted that with respect to the tour that RIFA attended at Wythe County, Mr. Harville asked if a letter from RIFA on RIFA letterhead would be appropriate to thank Mr. Hawthorne. Mr. King noted that a letter would be appropriate and Mr. Harville asked the Authority Secretary consult with the City Manager to draw up a thank you letter to Mr. Hawthorne.

Upon **Motion** by Mr. Shanks and **second** by Mr. Saunders, the meeting was adjourned at 1:13 p.m.


Chairman


Clerk to the Authority