

WESTERN VIRGINIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

PARTICIPATION COMMITTEE

Wood Haven Road Project

MINUTES

A meeting of the Western Virginia Regional Industrial Facility Authority's (WVRIFA) Participation Committee for the Wood Haven Road Project was held Friday, June 9, 2017 at 10:30 a.m. at the Roanoke Valley-Alleghany Regional Commission office (Top Floor Conference Room), 313 Luck Avenue, SW, Roanoke, VA. *(Note Date and Time Change of the June Meeting.)*

1. CALL TO ORDER, ROLL CALL

Chairman Gates called the meeting to order at 10:30 a.m. Jackie Pace called the roll and stated that a quorum was present.

Members Present: Tom Gates, Roanoke County; Brian Townsend, City of Roanoke; and Ben Tripp (Alternate for Kevin Boggess); City of Salem.

Others Present: Wayne Bowers, City of Roanoke; Sam Darby, Glenn Feldmann Darby and Goodlatte; Beth Doughty, WVRIFA; John Hull, WVRIFA; Jill Loope, Roanoke County; Jackie Pace, Roanoke Valley-Alleghany Regional Commission; and Wayne Strickland, Roanoke Valley-Alleghany Regional Commission.

2. APPROVAL OF MARCH 17, 2017 MINUTES

The Minutes of the March 17, 2017 Western Virginia Regional Industrial Facility Authority (WVRIFA) Participation Committee Meeting were previously distributed.

WVRIFA Participation Committee Action:

Brian Townsend moved approval of the March 17, 2017 WVRIFA Participation Committee Minutes, as presented. The motion was seconded by Ben Tripp and carried.

3. STATUS REPORT ON WOOD HAVEN ROAD PROJECT

Beth Doughty reported that three voluntary community meetings were held to engage the community/neighborhood on the development of the Wood Haven Road property. Most of the comments heard throughout the process related to traffic, how the property was selected, lighting and design concerns, how the buffer area will be lighted, storm water concerns, and philosophical disagreements about government's role in developing real estate for economic development. Ms. Doughty noted that the concerns are being addressed and posted on the website (www.wvrifa.org) in a "Frequently Asked Questions" format. The design concerns will also be incorporated in the Master Plan which is approaching its final stage of development (to a rezoning) by Draper Aden. It is anticipated that the rezoning process will begin in late summer or early fall.

Brian Townsend asked how much below the goal the effective useable area of the site is, if all buffers are incorporated into the development. Doughty replied we are not below our goal, noting it is a 67-acre site that will probably turn into sites of 51.8 acres and 13 acres. Doughty stated it could be one large site, but noted that would be more expensive. Townsend also asked how involved the Master Plan would get into how the traffic would impact areas such as Peters Creek Road and Valleypointe Parkway. Doughty stated that the consultant firm of Davenport is conducting the Traffic Impact Analysis (TIA) and have been asked to take into consideration the comments from City of Roanoke officials into the document which is to be submitted to the Virginia Department of Transportation and then into the Master Plan.

4. **CLOSED MEETING PURSUANT TO SECTION 2.2-3711**

A communication was previously sent from Tom Gates, Chairman of the WVRIFA Participation Committee, requesting that the Committee convene in a Closed Meeting to discuss the potential acquisition of privately-owned property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, pursuant to section 2.2-3711 A. 3. of the Code of Virginia (1950), as amended.

Motion was made by Ben Tripp and seconded by Brian Townsend to go into a Closed Meeting, per the request pursuant to Section 2.2-3711 A. 3. of the Code of Virginia, 1950, as amended. The motion was adopted and carried by a vote of 3 to 0. The WVRIFA Participation Committee went into a Closed Meeting at 10:40 a.m.

5. **END CLOSED MEETING AND RECONVENE REGULAR MEETING**

Motion was made by Ben Tripp and seconded by Brian Townsend that the WVRIFA Participation Committee end the Closed Meeting and return to its regular committee meeting. The motion was adopted and carried by a vote of 3 to 0. The WVRIFA Participation Committee ended the Closed Meeting and returned to its regular committee meeting at 11:02 a.m.

6. **ADOPTION OF RESOLUTION OF CERTIFICATION OF CLOSED MEETING**

Motion was made by Ben Tripp and seconded by Brian Townsend to adopt the following certification resolution:

WHEREAS, the Western Virginia Regional Industrial Facility Authority Participation Committee has convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3712 of the Code of Virginia requires a certification by the Western Virginia Regional Industrial Facility Authority Participation Committee that such closed meeting was conducted in conformity with Virginia law.

NOW, THEREFORE, BE IT RESOLVED, that the Western Virginia Regional Industrial Facility Authority Participation Committee hereby certifies that, to the best of each member's knowledge: (1) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting which this certification resolution applies; and (2) only such

public business matters as were identified in the motion convening the closed meeting were heard, discussed, or considered by the Western Virginia Regional Industrial Facility Authority Participation Committee.

The motion was adopted by a Roll Call vote of 3 to 0 as follows:

Member & Vote

Tom Gates – Yes

Brian Townsend – Yes

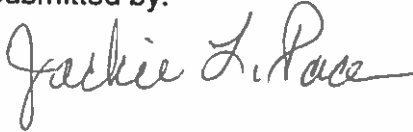
Ben Tripp – Yes

7. ACTION TO RECOMMEND TO THE WVRIFA BOARD

Brian Townsend moved that the WVRIFA Participating Committee recommend forwarding the following action to the WVRIFA Board for their consideration --- *“Unanimous consent by the WVRIFA Participating Committee agreeing to the acquisition of the property addressed in the Closed Meeting (Stafford Lewis property of 16 acres in three different parcels, negotiated price of \$1.6 million).”* The motion was seconded by Ben Tripp and carried.

The meeting was adjourned at 11:15 a.m.

Submitted by:



Jackie L. Pace
Recording Secretary

WESTERN VIRGINIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

PARTICIPATION COMMITTEE
Wood Haven Road Project

CERTIFICATION RESOLUTION

RESOLUTION CERTIFYING CLOSED MEETING WAS HELD IN CONFORMITY WITH THE CODE OF VIRGINIA

WHEREAS, the Western Virginia Regional Industrial Facility Authority Participation Committee has convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of The Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3712 of the Code of Virginia requires a certification by the Western Virginia Regional Industrial Facility Authority Participation Committee that such closed meeting was conducted in conformity with Virginia law.

NOW, THEREFORE, BE IT RESOLVED, that the Western Virginia Regional Industrial Facility Authority Participation Committee hereby certifies that, to the best of each member's knowledge:

1. Only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting which this certification resolution applies; and
2. Only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Western Virginia Regional Industrial Facility Authority Participation Committee.

The 9th day of June, 2017

Administered by:
Roanoke Valley-Alleghany Regional Commission
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