

# WESTERN VIRGINIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

**PARTICIPATION COMMITTEE**  
Wood Haven Road Project

A Joint Meeting of the WVRIFA Participation Committee and the WVRIFA Board of Directors will be held on Friday, April 20, 2018 at 10:00 A.M. at the Roanoke Valley-Alleghany Regional Commission office (Top Floor Conference Room), 313 Luck Avenue, SW, Roanoke, VA 24016. The agenda follows.

**Participation Committee**  
**Western Virginia Regional Industrial Facility Authority**

**AGENDA**

1. Welcome and Introductions ..... *Beth Doughty, WVRIFA Executive Director*
2. Call to Order of the WVRIFA Participation Committee Meeting ..... *Tom Gates, Chair*
3. Roll Call of the WVRIFA Participation Committee ..... *Jackie Pace*
4. Approval of the March 30, 2018 Participation Committee Minutes, pp. 2-5 ... *Chair Gates*
5. Joint Public Comment Period ..... *Beth Doughty, WVRIFA Executive Director*  

A 30-minute joint public comment period will be allowed. Citizens may sign-up for up to three (3) minutes of speaking time.
6. Presentation of the Master Plan and Declaration of Restrictive Covenants  
*Carolyn Howard (Draper Aden Associates) and Maryellen Goodlatte (Glenn Feldmann Darby & Goodlatte)*
  - a. Action by the WVRIFA Participation Committee ..... *Chair Gates*
7. Other Business ..... *Chair Gates*
8. Adjournment of the WVRIFA Participation Committee Meeting ..... *Chair Gates*

## **MINUTES**

A meeting of the Western Virginia Regional Industrial Facility Authority (WVRIFA) Participation Committee for the Wood Haven Road Project was held on Friday, March 30, 2018 at 11:00 a.m. at the Roanoke Valley-Alleghany Regional Commission office (Top Floor Conference Room), 313 Luck Avenue, SW, Roanoke, VA.

### **1. CALL MEETING TO ORDER, ROLL CALL**

Chairman Gates called the meeting to order at 11:00 a.m. and asked Jackie Pace to call the roll. Ms. Pace noted that a quorum was present.

Participation Committee Members Present: Kevin Boggess, City of Salem; Tom Gates, Roanoke County; and Rob Ledger (Designated Alternate for Bob Cowell), City of Roanoke.

Staff Present: Beth Doughty, WVRIFA Director, and John Hull, WVRIFA Assistant Director; Sam Darby, WVRIFA Counsel (Glenn Feldmann Darby and Goodlatte); and Sherry Dean and Jackie Pace, WVRIFA Administrative Staff (Roanoke Valley-Alleghany Regional Commission).

Others Present: Jill Loope, WVRIFA Board Member (Roanoke County); Keith and Amanda Moore, Citizens; Granger Macfarlane, WVRIFA Board Member (Roanoke City); Melinda Payne, WVRIFA Board Member (City of Salem); Brent Robertson, WVRIFA Board Member (Franklin County); and Barry Thompson WVRIFA Board Member (Town of Vinton).

### **2. PUBLIC COMMENT PERIOD**

Chairman Gates opened the public comment period and asked if any members of the public would like to make a comment.

Keith Moore: *"I have been involved in many discussions concerning the Wood Haven Road project and keep hearing from WVRIFA representatives and the County Board of Supervisors that one of the considerations for the property is a campus style development. Yet at the same time the original concept that was presented was that you needed to have a large tract of land to attract a major player into the Valley. I don't see how a campus style building is going to accommodate a major player. If this property is going to be used as a campus style, you are no longer going to have it available for the Deschutes, or whatever type of company is looking for a large tract of land and you will not have it available and yet you have gone through this process and determined that this property met all the criteria for a large development. I just wonder why there is, what I consider, a conflict between the two ideas and how this campus style thing has come into play. Anybody have an answer?"*

#### **ADMINISTERED BY:**

Roanoke Valley-Alleghany Regional Commission  
P.O. Box 2569, Roanoke, VA 24010  
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Chairman Gates: *"We are still working through the land use discussions. We have not got to the point where a specific proposal is being put forward in terms of a land use application. That application will have to go through first to the County's Planning Commission then ultimately to the Board of Supervisors for their action. I expect that the land use application will, as most applications do, detail the kinds of questions that you are asking, describe acceptable and appropriate uses, address other issues that I know you have had in the past with respect to transportation and other things and then of course provide a public comment period for all of that before it is addressed and considered by the Board. So, I hear what you are saying but I would not presume anything at this point until that application goes forward."*

Keith Moore: *"Well I guess what I'm saying is why hasn't WVRIFA squashed this idea of a campus style development because that is not going to be what you initially purchased that land to build there. I don't even know why that is in discussion. That seems to be kind of like an appeasement like discussion.... Well it may not be a big factory; it may just be a lot of small campus style buildings... when your selection process for this property said you would not have small buildings on there. You needed a large piece of property and you are taking away 74 acres of residential property or zoned residential in order to build this because you needed such a large piece of property to entice these businesses to the area. You could build campus style buildings all over town and the County and yet now you are talking about building on this large piece that is going to be the last available large piece in Roanoke County."*

Amanda Moore: *"A nice campus would be nice but I think you are saying that to make the public feel like you are going to make something nice and then you are going to flip it on us and have one big building and it is not going to be nice and I feel like the Stafford Lewis place is going to be more commercial which you switched the rezoning on that. As the public you can take 70 acres of residential land and just change it. I don't think any of you would want 70 acres of residential land near your house changed. All I hear is it is going to be nice then you turn around and say you don't know who is going to be there. My question also is has the Stafford Lewis property been settled?" [Response: No.] Ms. Moore: *"Ok are you thinking that is going to be changed to commercial? Are you looking at it to be the same thing because I know you have moved it to two tracts of land?"**

Chairman Gates: *"These type questions being asked are in anticipation of the actual proposal from WVRIFA for the land use application and therefore I don't know that we can answer those questions specifically at this point. What I would say is that this is a public comment period. So, you are certainly entitled to make statements, but if you would like to have a back and forth discussion about various things, perhaps we could do that after the fact. Of course, I would be happy to have any conversation you want, but I don't think it is appropriate to have back and forth discussions during a public comment period. So, is there anything else you or Mr. Moore would like to add."*

Amanda Moore: *"Yes, when will the rezoning be done."*

Chairman Gates: *"We currently expect to commence that process in the April timeframe but are not exactly sure. Of course, we will continue to provide you notice as we usually do with respect to when those meetings would occur and be brought forth."*

Chairman Gates asked if there were any further public comments.

Granger Macfarlane, WVRIFA Board member representing the City of Roanoke: *"I think Mr. & Mrs. Moore have something to say that is worthwhile. I think what they perceive as an inherent conflict of interest and a puzzlement what is said on one end and what could be done later is valid and I would like to recommend that the committee have a meeting, whereby Mr. & Mrs."*

*Moore would be invited and anybody else interested would be invited so more clarity can be given to this campus style architectural phrase that is being used and actually what the committee needs with respect to the buildings that it perceives and or would like to have. I get a feeling that we are rushing this along, trying to whisk it through, and talking about phrases “in the April timeframe”. This is important to these people who own this land and we should try and be good neighbors and offer them an open forum to speak to us under other conditions to what we have here frankly.”*

Chairman Gates asked if there were any further comments.

Mr. Macfarlane: *“I think I have made myself clear and I think everybody in this room knows what is going on and the thing to do is to open it up, take a little more time, and allow these people who are going to be neighbors for a long time, allow them an opportunity to have input. There is no need to whistle this thing along at called meetings and other meetings in order to suit certain folk’s ideas of what we should have – which they are not really willing to talk about or show architectural renderings of.”*

Hearing no further comments, Chairman Gates closed the public comment period.

**3. APPROVAL OF THE FEBRUARY 16, 2018 MINUTES**

The Minutes of the February 16, 2018 meeting of the WVRIFA Participation Committee were previously distributed.

**WVRIFA Participation Committee Action:**

Upon motion by Mr. Boggess, seconded by Mr. Ledger and carried, the Minutes of the February 16, 2018 meeting of the WVRIFA Participation Committee were approved, as distributed.

**4. APPROVAL OF THE FY 2019 BUDGET FOR THE WVRIFA PARTICIPATION COMMITTEE**

Chairman Gates noted that the Participation Committee is required to take action on their budget and then present to the WVRIFA Board for ratification and approval.

Total Revenues shown in the FY 2019 Budget were \$4,048,000.00, and Total Expenses were \$1,825,441.00.

Sherry Dean highlighted some of the Wood Haven Revenues in the FY 2019 Budget:

- Bond Revenue from FY17 \$4,000,000 (carry forward with final draw). Bond revenue to drawdown by June 30, 2018 is \$1.9 million.
- GO Virginia grant was awarded and about \$38,000 will be received and spent during FY19.
- Interest on the Local Government Investment Pool (LGIP) is \$10,000.00 in FY19.

Beth Doughty highlighted a few of the Wood Haven Expenses shown in the Budget:

- Engineering Fees in FY19 are \$144,406.00, compared to \$18,000.00 in FY18. That reflects the engineering work associated with water and sewer extensions and the total cost is partially offset by the GO Virginia grant.
- Structure Demolition Phase 1 (\$71,060.00) was spent in the current year, so that will not have to be spent next year. (Money used to take down some of the deteriorating properties.)

- Land Acquisition-Title Fees – will be used on small land acquisitions, and the Stafford Lewis Property. Ms. Doughty stated that WVRIFA has not yet closed on that property but that is still the intent. So, that would carry over to the next line item “Land” (\$1,600,000.00).
- Draper Aden Contract (\$97,748.00 in FY18) will conclude in this fiscal year for Master Planning work.

**WVRIFA Participation Committee Action:**

Kevin Boggess moved approval of the FY2019 Budget of the WVRIFA Participation Committee and recommended that it be forwarded to the full WVRIFA Board for ratification and approval. The motion was seconded by Rob Ledger and carried.

The meeting adjourned at 11:15 a.m.

Submitted by:

Jackie L. Pace  
Recording Secretary