

WESTERN VIRGINIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

PARTICIPATION COMMITTEE
Wood Haven Road Project

MINUTES

A meeting of the WVRIFA Participation Committee for the Wood Haven Road Project was held on Friday, May 17, 2019 at 10:00 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**

Chair Cowell called the meeting to order at 10:00 a.m.

2. **ROLL CALL**

Chair Cowell welcomed those in attendance and asked Virginia Mullen to call the roll. Ms. Mullen noted that a quorum was present.

Participation Committee Members Present: James Taliaferro, City of Salem; Bob Cowell, City of Roanoke; and Dan O'Donnell, County of Roanoke.

Staff Present: Beth Doughty, WVRIFA Director; John Hull, WVRIFA Assistant Director; Sam Darby, WVRIFA Counsel; Sherry Dean and Virginia Mullen, WVRIFA Finance/Administrative Staff, Meg Hibbert, Administrative Staff (Bright Services).

Others Present: Granger Macfarlane, City of Roanoke; Melinda Payne, City of Salem; Gary Larowe, Botetourt County.

3. **PUBLIC COMMENT PERIOD**

There were no comments.

4. **APPROVAL OF CONCENT AGENDA ITEMS**

The following consent agenda items were distributed earlier: (A) March 15, 2019 Participation Committee Minutes and (B) Financial Reports Ending March 31, 2019.

WVRIFA Participation Committee Action:

James Taliaferro moved approval of items A&B under the Consent Agenda, as distributed. The motion was seconded by Dan O'Donnell and carried.

5. **APPROVAL OF PARTICIPATION COMMITTEE'S FY20 BOND INTEREST BUDGET**

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Sherry Dean presented the previously distributed Participation Committee's FY 20 Bond Interest Budget for \$370,000, made up of 44.2 percent revenue each from the City of Roanoke and Roanoke County, and 11.6 percent from the City of Salem.

WVRIFA Participation Committee Action:

Dan O'Donnell made a motion to recommend to the WVRIFA Board the approval of the FY20 Bond Interest Budget, as presented. The motion was seconded by James Taliaferro and carried.

6. ACCESS ROAD AGREEMENT UPDATE

John Hull gave an overview of progress on the access road into Wood Haven. VDOT will pay up to \$650,000 for construction of entrance into an industrial or business park. The Wood Haven project was previously discussed with Jay Guy, VDOT, Salem District, who gave his approval that the WVRIFA could proceed with Phase 1, the water and sewer work that is funded through GOVirginia. Application for the road funds would be subsequent and separate. Roanoke County must make the application. A draft agreement between the WVRIFA and Roanoke County is being developed. The Authority would reimburse the county for bonding expenses. It would be a bonded project and VDOT has to see a certain level of investment in job creation made. VDOT would need a resolution from Roanoke County to make an application. Dan O'Donnell said he wanted to talk with his board to make sure the process is correct.

7. REQUEST FOR CLOSED MEETING PURSUANT TO VA. CODE 2.2-3711

Motion was made by James Taliaferro 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. The motion was seconded by Dan O'Donnell. The motion was adopted and carried by a vote of 3 to 0. The WVRIFA Participation Committee went into a Closed Meeting at 10:21 a.m.

8. END OF CLOSED MEETING AND RECONVENE REGULAR MEETING

Motion was made by James Taliaferro and seconded by Dan O'Donnell 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 10:26 a.m.

9. ADOPTION OF RESOLUTION OF CERTIFICATION OF CLOSED MEETING

Motion was made by James Taliaferro and seconded by Dan O'Donnell to adopt the following certification resolution:

WHEREAS, the Western Virginia Regional Industrial Facility Authority Participation Committee has convened a closed meeting on this date

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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 to 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

Bob Cowell – Yes

Dan O'Donnell – Yes

James Taliaferro – Yes

10. **ACTION BY THE PARTICIPATION COMMITTEE AS A RESULT OF THE CLOSED MEETING**

WVRIFA Participation Committee Action:

Dan O'Donnell made a motion to recommend to the WVRIFA Board the acquisition of 2.02 acres real estate property related to the Wood Haven project, known as the Bower property, for the agreed-upon price of \$580,000. The motion was seconded by James Taliaferro and carried.

11. **OTHER BUSINESS**

John Hull noted that Appalachian Power has been working on relocating Verizon's copper lines to Appalachian poles. Appalachian will secure the contractor and the cost will be reimbursed by WVRIFA. WVRIFA will also pay to underground the lines at the church. \$100,000 is contemplated for relocation and reattachment of utilities. Beth Doughty said the amount is within available funds.

The WVRIFA Participation Committee meeting adjourned at 10:35 a.m.



Virginia Mullen, Recording Secretary
WVRIFA Participation Committee

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