

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, June 15, 2018 at 10:30 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. Call to Order of the WVRIFA Participation Committee Meeting *Tom Gates, Chair*
2. Roll Call of the WVRIFA Participation Committee *Jackie Pace*
3. Approval of the May 18, 2018 Participation Committee Minutes, pp. 2-4 *Chair Gates*
4. Joint Public Comment Period *Chair Gates*

A 30-minute joint public comment period will be allowed. Citizens may sign-up for up to three (3) minutes of speaking time.
5. Briefing on Drawdown and Investment of Remaining Bond Funds *Beth Doughty*
6. Briefing on Wood Haven Property Rezoning Process and Possible Revisions *Beth Doughty*
 - 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's (WVRIFA) Participation Committee for the Wood Haven Road Project was held on Friday, May 18, 2018 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 TO ORDER, ROLL CALL

Chairman Gates called the meeting of the WVRIFA Participation Committee to order at 10:00 a.m. Jackie Pace called the roll and stated that a quorum was present.

ATTENDANCE

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

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

Others Present: Nancy Hughes, Citizen; Gary Larrowe, WVRIFA Board Member - Botetourt County; Jill Loope, WVRIFA Board Member - Roanoke County; Granger Macfarlane, WVRIFA Board Member – City of Roanoke; Amanda Moore, Citizen; Ed Painter, Roanoke Gas Company (RGC Resources); Greg St. Clair, Citizen; and Barry Thompson, WVRIFA Board Member – Town of Vinton.

2. PUBLIC COMMENT PERIOD

Amanda Moore, 7921 Sequoia Drive, Roanoke, VA 24019

“At our meeting last year in April 26 that was presented to the community, was that a buffer varies from (showed paper) 200-250 feet on this and what you presented last week was 30 feet. My comment is why didn't you just do this from the beginning and save a lot of time. Because was it just to make the community think that it was going to be better than what it is when you should have just presented this and just saved some time. Just let the community know this is the way it is, and we really don't care what you think because this is the way it is.”

I don't think you are being good neighbors by this. I'm not sure why this buffer is up here in this industrial place other than you do have to put another entrance and that is from your transportation person -- or either you are going to buy that hidden piece of land later. But anyway, it would have been nice if we were told up front what you were going to do instead of making it look sugar-coated like it is going to be better."

Greg St. Clair, 7862 Wood Haven Road, Roanoke, VA 24019

"I live directly across the street from your 50-acre tract parcel zoned residential that you bought. This is my first time attending today. I received word from Ms. Moore about the buffers changing which directly impacts my house because I live on Wood Haven and face directly across from your site. Also, I found out that you moved the main entrance down from the Thirlane intersection, closer to the curve, which is dangerous. So, any cars going northbound will go around the curve and then boom right there is your exit entrance for all your traffic. What's going to be done about the curve? It's a blind curve and when you come around, there has been two fatalities at that curve as well as multiple police cars have gone off that curve into the woods. I know this because I was there to pull the bodies out. What are you going to do about the entrance and exit that you have move down closer to that curve and the speed limit is 35 and nobody adheres to that. I have concerns about that mostly about the Wood Haven Road. I have been told my County officials that the preliminary phase has been done and there's really no changes needed at Wood Haven. That is false, I live there. I have great concern you moving the entrance down from the Thirlane intersection down the road into the straight away a little bit. I got word that the German Baptist Church has been negotiated to move and you would probably be acquiring that, so that probably changes a lot of things for you and your plan. My concern is you keep changing the buffer, you keep changing the vegetation, changing the site plan. How does that impact me, I'd like to know because I live directly across from the site? I built my house 15 years ago, thought I was building in a residential area because the land across from me for 50 acres was zoned residential. I have a great investment concern of my little meager investment into my house I built 15 years ago. I'd appreciate some of those issues addressed in your future meetings. Thank you."

3. APPROVAL OF CONSENT AGENDA ITEMS

The following Consent Agenda items were distributed earlier: (A) April 20, 2018 Participation Committee Minutes, and (B) FY'18 Financial Reports ending April 30, 2018.

WVRIFA Participation Committee Action:

Kevin Boggess moved approval of Items A&B under the Consent Agenda, as distributed. The motion was seconded by Rob Ledger and carried.

4. GRANTING OF EASEMENT TO RGC RESOURCES

John Hull reported that at the February 16, 2018 meeting of the Participation Committee, the Committee recommended to the WVRIFA Board to proceed with granting a partial easement to RGC Resources. The gas line will connect two facilities on Loch Haven Drive bringing a more reliable supply of gas to the area. Only a partial easement was approved at the February meeting since staff was unsure of the easement path regarding the location of a potential stormwater pond facility related to the Virginia Department of Transportation's I-81 auxiliary lane project. Mr. Hull reported since that time, VDOT has determined that the stormwater pond facility is not necessary so the remainder of the easement area can now be filled in.

Mr. Hull distributed at the meeting a revised easement document. Hull noted that language revisions to the easement were made and accepted by Roanoke Gas (in consultation with WVRIFA Attorney Sam Darby). Regarding the easement, Hull reported that Roanoke Gas will begin work (boring and some clearing) as early as May 25. A diagram was included showing a 10 ft. wide area (backs up on I-81) that will need to be cut to get to the bore head area. Since work is about to begin, notice will be posted on the WVRIFA website and letters will be mailed to landowners who adjoin the work area.

WVRIFA Participation Committee Action:

Kevin Boggess moved to approve the easement request, as presented. Motion was seconded by Rob Ledger and carried.

5. CONSIDERATION OF GO VIRGINIA GRANT AGREEMENT

John Hull that WVRIFA staff was successful in securing a \$200,000 grant from GO Virginia in February of this year to help support infrastructure enhancements (i.e., water and sewer utilities) to the Wood Haven Road site. The total project cost is \$960,000. The \$200,000 in State funds will help to off-set the remainder of the costs to be paid by WVRIFA.

A GO Virginia Per Capita Allocation Grant Agreement between the Virginia Department of Housing and Community Development, Regional Council Two, Virginia Tech and WVRIFA was presented for approval. The agreement is for a two-year schedule of work to commence in the fall.

WVRIFA Participation Committee Action:

Kevin Boggess moved to approve the GO Virginia Grant Agreement, as presented. Motion was seconded by Rob Ledger and carried.

6. OTHER BUSINESS

Chairman Gates reported that the land use application for the Wood Haven project has been submitted to Roanoke County. The schedule is as follows:

- June 27 – Community Meeting at Northside High School
- July 10 -- Planning Commission Meeting and action
- July 24 -- Board of Supervisors Meeting and action (if Planning Commission acts).

Chairman Gates noted while these are the scheduled dates, any decision or activity by the Planning Commission and/or Board could delay dates. He asked that those interested in this project be advised and to note scheduled dates.

The meeting was adjourned at 10:13 a.m.

Submitted by:

Jackie L. Pace
Recording Secretary