

WVRIFA PARTICIPATION COMMITTEE MEETING

**Friday, March 15, 2019 at 10:00 a.m.
Roanoke Valley-Alleghany Regional Commission (Top Floor Conference Room)
313 Luck Avenue, SW, Roanoke, VA 24016**

AGENDA

1. Call Meeting to Order *Chairman Cowell*
2. Roll Call *Virginia Mullen*
3. Public Comment Period, p. 2 *Chairman Cowell*
The WVRIFA Participation Committee will allow a 30-minute public comment period in which a citizen may sign-up for up to three (3) minutes of speaking time.
4. Approval of the February 15,2019 Participation Committee Minutes, p.3-11 *Chairman Cowell*
5. Review of VEDP Business Ready Sites Program Scope of Work..... *John Hull*
6. Request for Closed Meeting, p.12 *Chairman Cowell*
Pursuant to Section 2.2-3711 A.3. of the Code of Virginia, 1950, as amended, discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body.
7. End Closed Mtg./Reconvene Regular Participation Committee Mtg. *Chairman Cowell*
8. Adoption of Certification Resolution of Closed Meeting, p.13..... *Chairman Cowell*
9. Action by the Participation Committee as a Result of the Closed Mtg. *Chairman Cowell*
10. Other Business..... *Chairman Cowell*
11. Adjournment

ADMINISTERED BY:

Roanoke Valley-Alleghany Regional Commission
P.O. Box 2569, Roanoke, VA 24010
540.343.4417 / info@wvrifa.org / www.wvrifa.org

**Robert A. Young
2015 Montclair Dr.
Roanoke, VA 24019**

WVRIFA
Box 2569
Roanoke, VA 24010

February 16, 2019

RE: Woodhaven Road project – Public Comment

Dear Sir or Madam:

I was unable to make the just-held meeting so I am submitting by letter.

I live about 6 air miles from the project area. My concerns for this project – Avoid:

- VOCs
- “Cleanrooms” for transistor or microprocessor (etc.) assembly.

Volatile Organic Compounds are allowed to run riot in Southern manufactures. They smell bad and are harmful to health, which is why California curtailed them in such things as paints. We have nice air and we want to keep it that way.

While clean rooms are improbable, in this economy, who knows? Clean rooms are only clean for the transistor purity. Assemblers get cancer and have miscarriages. In your FAQs I did not see anything vaguely related to my concern areas mentioned. *So that intensifies my concern.* Your preference is for light industry, but apartments are acceptable. My concern is irrelevant to traffic, although at present I use Woodhaven. In cities and suburbs we must make compromises in order to have amenities and options. Just keep the air and water decent, OK? Rke Co. is a wonderful place to live. We don't need to become Waynesboro. Keep in mind that if Dems are elected, EPA may declare us an air non-attainment area (fumes stagnate due to mountains).

Sincerely,



MINUTES

A meeting of the WVRIFA Participation Committee for the Wood Haven Road Project was held on Friday, February 15, 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, APPOINTMENT OF CHAIRMAN PRO TEM, ROLL CALL

Beth Doughty, Director of the Western Virginia Regional Industrial Facility Authority, called the meeting to order at 10:00 a.m. Ms. Doughty stated that due to the lack of a current Chairman of the WVRIFA Participation Committee, committee members would need to elect a Chairman Pro Tem from among its members to temporarily chair the February 15, 2019 meeting.

WVRIFA Participation Committee Action:

Dan O'Donnell moved to appoint Bob Cowell (City of Roanoke member) to serve as Chairman Pro Tem for the February 15, 2019 meeting. Melinda Payne seconded the motion and the temporary appointment was unanimously approved.

Chairman Pro Tem 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: Melinda Payne, City of Salem (Alternate); Bob Cowell, City of Roanoke; and Dan O'Donnell, Roanoke County.

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

Others Present: Gary Larowe, WVRIFA Board Member - Botetourt County; Alicia Petska, Roanoke Times, Sean Horne, Balzer Associates; Chris Burns, Balzer Associates.

2. APPOINTMENT OF NEW WVRIFA PARTICIPATION COMMITTEE CHAIR

Background: Mr. Gates was appointed to serve as the Chair of the WVRIFA Participation Committee on December 16, 2016. Due to the resignation of Tom Gates as the Roanoke County Administrator, effective December 31, 2018, a new chair of the WVRIFA Participation Committee will need to be appointed.

WVRIFA Participation Committee Action:

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Dan O'Donnell nominated Bob Cowell, Roanoke City representative, to serve as the new Chair of the WVRIFA Participation Committee. Hearing no further nominations from the floor, Melinda Payne asked that the Chairman declare the nominations be closed. Bob Cowell, City of Roanoke representative, was unanimously elected to serve as the new Chair of the WVRIFA Participation Committee.

3. PUBLIC COMMENT PERIOD

Chairman Cowell opened the public comment period. No comments were received, and Chairman Cowell closed the comment period.

4. APPROVAL OF CONSENT AGENDA ITEMS

The following Consent Agenda items were distributed earlier: (A) October 19, 2018 Minutes and (B) Financial Reports Ending December 31, 2018.

WVRIFA Participation Committee Action:

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

5. CONSIDERATION OF VDOT OPTION AGREEMENT

John Hull reported that the VDOT Option Agreement was included in the agenda packet. The Agreement was needed by VDOT for the Auxiliary Lane Project, requesting right-of-way on approximately 0.36 acres and an additional 0.10 acres for drain easement. The vast majority of the 0.46 acres is in the conservation area. It was discovered that there is an overlap between the VDOT drain easement and Roanoke Gas utility easement and therefore an option of protection for VDOT and Roanoke Gas was added to the agreement. Based on the appraisal, the total amount for land and permanent drainage easement offered was \$12,100.00.

WVRIFA Participation Committee Action:

Dan O'Donnell moved to forward the VDOT Option Agreement, as presented, to the WVRIFA Board for approval. The motion was seconded by Melinda Payne and carried.

6. CONSIDERATION OF UTILITY EXTENSION DESIGN

Sean Horne reported that Balzer Associates have developed the road design and utility extensions for water and sewer and are in coordination with dry utilities and the storm water solution. He noted that they have prepared a set of plans that do not require additional easement or property right-of-way from adjoining property areas. Mr. Horne added that after several discussions with VDOT the actual location of the entrance was carefully planned to allow future growth and expansion of Woodhaven. Mr. Horne presented the five exhibits attached to the Minutes.

WVRIFA Participation Committee Action:

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Dan O'Donnell moved to forward the Utility Extension Design plans, as presented, to the WVRIFA Board for approval. The motion was seconded by Melinda Payne.

7. APPROVAL OF PARTICIPATION COMMITTEE FY19 BUDGET REVISION & FY20 BUDGET

Sherry Dean reported that the FY19 Revised Budget and the FY20 Budget were included in the agenda. John Hull noted that he received preliminary notice of a \$135,000 grant through the Virginia Business Ready Sites Program from the Virginia Economic Development Partnership. The notice was received after the budget revision.

WVRIFA Participation Committee Action:

Melinda Payne moved adoption of the FY19 Budget Revision and the FY20 Budget, as presented. The motion was seconded by Dan O'Donnell and carried.

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

Motion was made by Dan O'Donnell 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 Melinda Payne. The motion was adopted and carried by a vote of 3 to 0. The WVRIFA Participation Committee went into a Closed Meeting at 10:43 a.m.

9. END OF CLOSED MEETING AND RECONVENE REGULAR MEETING

Motion was made by Dan O'Donnell and seconded by Melinda Payne 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 10:53 a.m.

10. ADOPTION OF RESOLUTION OF CERTIFICATION OF CLOSED MEETING

Motion was made by Dan O'Donnell and seconded by Melinda Payne 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.

ADMINISTERED BY:

Roanoke Valley-Alleghany Regional Commission
313 Luck Avenue, SW, Roanoke, VA 24016
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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

Bob Cowell – Yes
Dan O'Donnell – Yes
Melinda Payne – Yes

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

Chairman Cowell noted that there was no action as a result of the discussion at the closed meeting.

12. OTHER BUSINESS

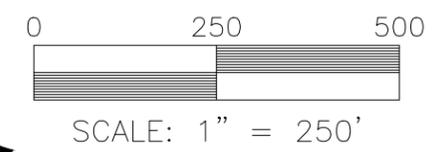
No other business was discussed at this time.

The WVRIFA Participation Committee meeting adjourned at 10:54 a.m.

Virginia Mullen, Recording Secretary
WVRIFA Participation Committee

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Balzer and Associates, Inc.

1208 Corporate Circle
Roanoke, VA 24018
540-772-9580
FAX 540-772-8050

PRELIMINARY
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WOOD HAVEN TECHNOLOGY PARK
INFRASTRUCTURE IMPROVEMENTS
OVERALL PROPERTY MAP
CATAWBA DISTRICT
ROANOKE COUNTY, VIRGINIA

PROP. SWM FACILITY
PROP. PUBLIC
WATERLINE EXTENSION
PROP. PUBLIC ROAD
IMPROVEMENTS

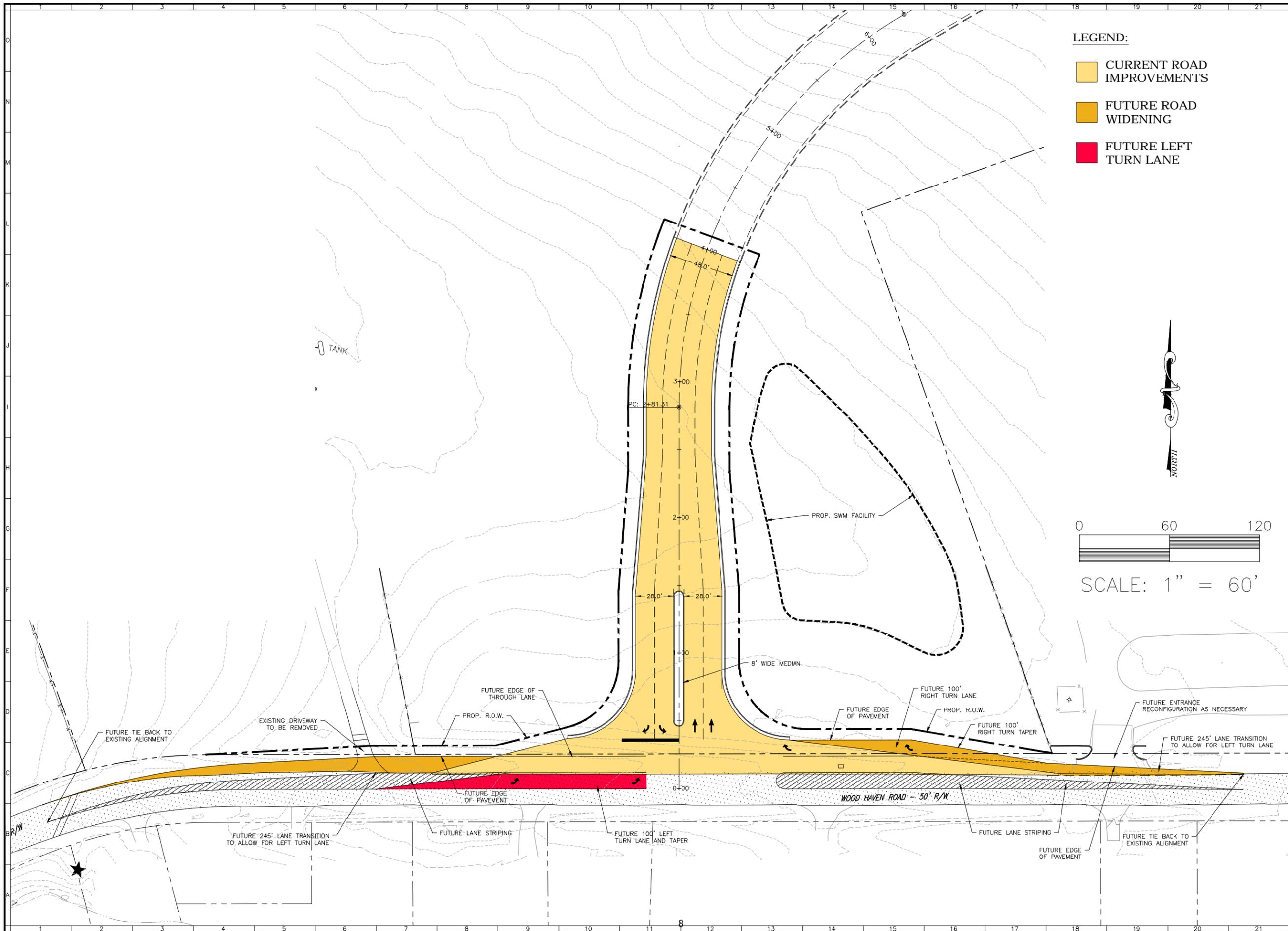
PROP. PUBLIC SANITARY
SEWER EXTENSION

- LEGEND:
- PROP. ROADWAY
 - PROP. SWM FACILITY
 - PROP. S.S. LINE
 - PROP. WATERLINE

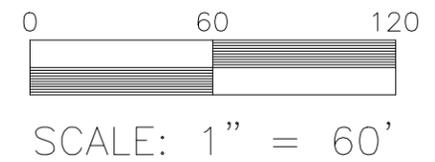
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DESIGNED BY CPB
CHECKED BY SMH
DATE 2/18/2019
SCALE 1"=250'

REVISIONS:

SHEET NO.
EX-A
JOB NO. 04180095.00



- LEGEND:**
- CURRENT ROAD IMPROVEMENTS
 - FUTURE ROAD WIDENING
 - FUTURE LEFT TURN LANE



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INFRASTRUCTURE IMPROVEMENTS
CURRENT & FUTURE ROAD IMPROVEMENTS
CATAWBA DISTRICT
ROANOKE COUNTY, VIRGINIA

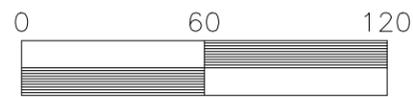
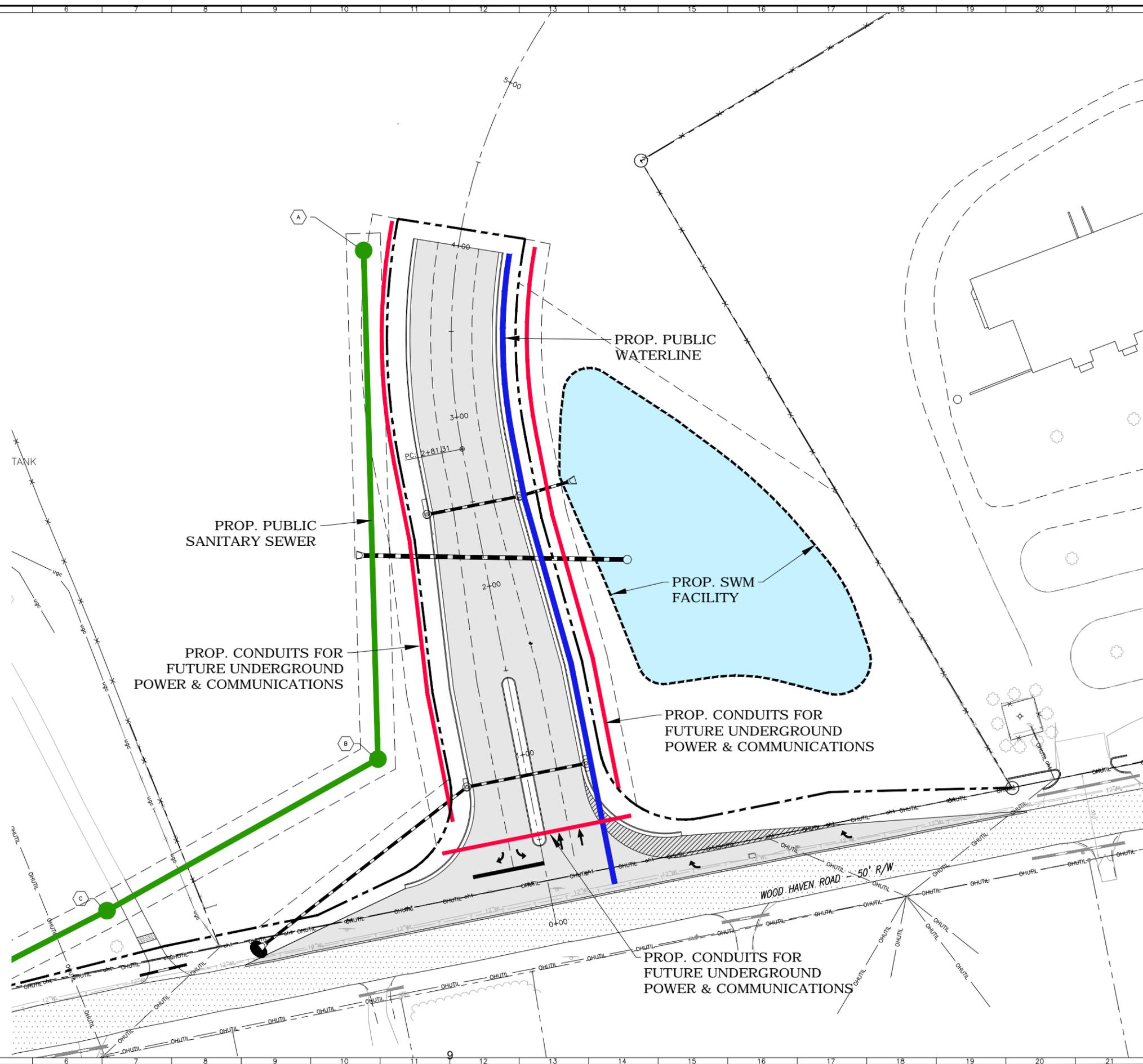
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CHECKED BY SMH
DATE 2/18/2019
SCALE 1"=60'

REVISIONS:

SHEET NO.
EX-B
JOB NO. 04180095.00

LEGEND:

- PROP. ROADWAY
- PROP. SWM FACILITY
- PROP. SANITARY SEWER
- PROP. WATERLINE
- PROP. CONDUIT FOR FUTURE UTILITIES



SCALE: 1" = 60'



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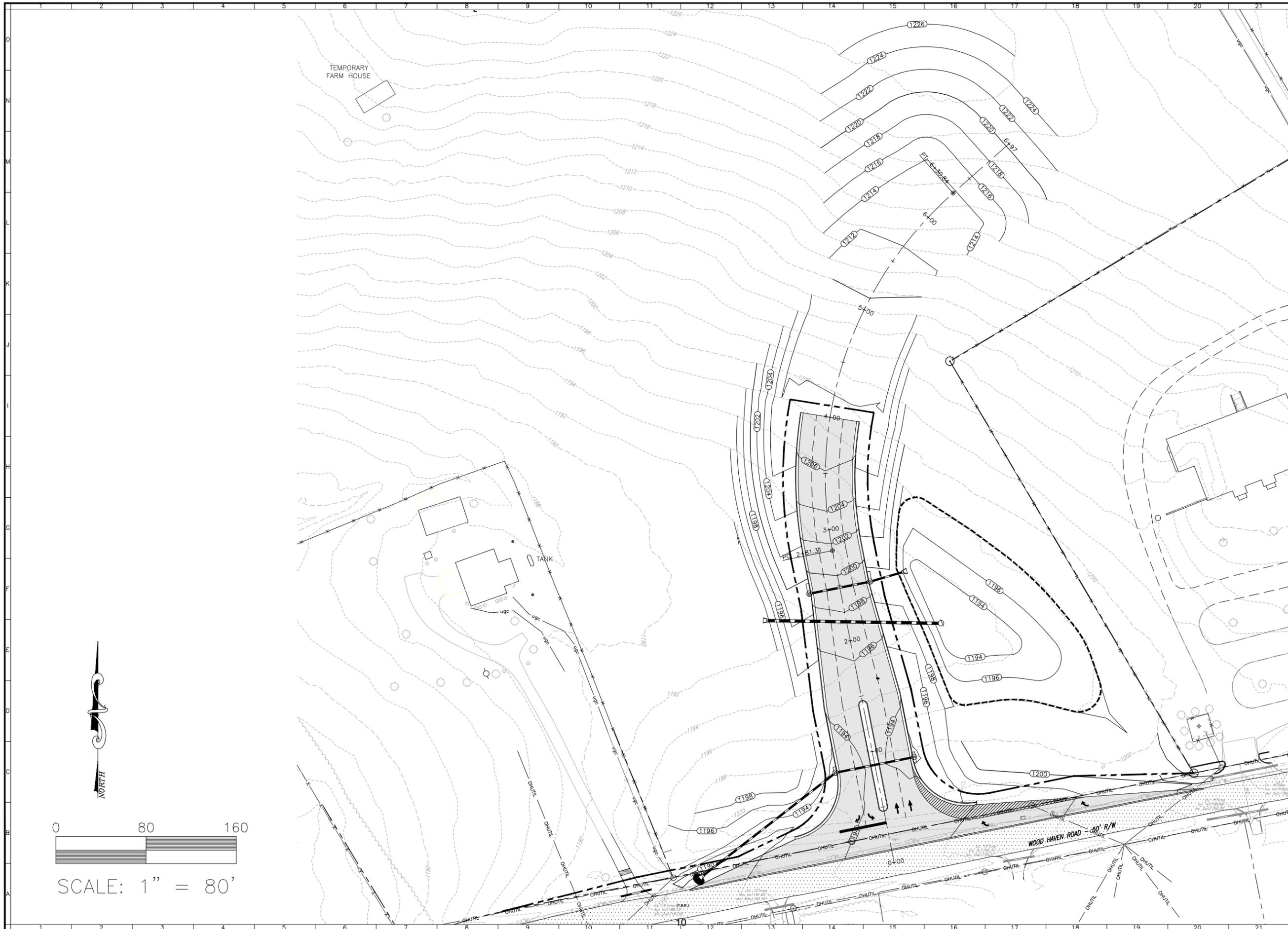
UTILITY EXHIBIT

CATAWBA DISTRICT
ROANOKE COUNTY, VIRGINIA

DRAWN BY CPB
DESIGNED BY CPB
CHECKED BY SMH
DATE 2/18/2019
SCALE 1"=60'

REVISIONS:

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 GRADING EXHIBIT
 CATAWBA DISTRICT
 ROANOKE COUNTY, VIRGINIA

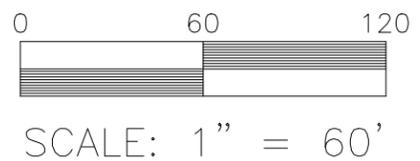
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 DESIGNED BY CPB
 CHECKED BY SMH
 DATE 2/18/2019
 SCALE 1"=80'

REVISIONS:

SHEET NO.
EX-D
 JOB NO. 04180095.00

PLANTING SCHEDULE:

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	HT
	AS	8	<i>Acer rubrum</i> "Red Sunset" / Red Sunset Maple	B # B	2.5" CAL. MIN.	8' MIN.
	IN	6	<i>Ilex x</i> "Nellie R. Stevens" / Nellie Stevens Holly	B # B	2" CAL. MIN.	6' MIN.
	TG	14	<i>Thuja occidentalis</i> "Green Giant" / Green Giant Arborvitae	B # B	1.25" CAL. MIN.	6' MIN.
	CL	21	<i>x Cupressocyparis leylandii</i> / Leylandi Cypress	B # B		6' MIN.
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	HT	SPR
	IG	9	<i>Ilex glabra</i> "Compacta" / Compact Inkberry	3 gal	24" MIN.	
	JB	51	<i>Juniperus conferta</i> "Blue Pacific" / Blue Pacific Juniper	3 gal	8"	
	NP	47	<i>Nandina domestica</i> "Fire Power" / Firepower Nandina	3 gal	24" MIN.	



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WOOD HAVEN TECHNOLOGY PARK
INFRASTRUCTURE IMPROVEMENTS
ENTRANCE LANDSCAPE PLAN

CATAWBA DISTRICT
ROANOKE COUNTY, VIRGINIA

DRAWN BY CPB
DESIGNED BY CPB
CHECKED BY SMH
DATE 2/18/2019
SCALE 1"=60'
REVISIONS:

SHEET NO.
L1
JOB NO. 04180095.00

WESTERN VIRGINIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

PARTICIPATION COMMITTEE
Wood Haven Road Project

March 7, 2019

Dear Participation Committee Members:

This is to request a Closed Meeting during the next scheduled meeting of the WVRIFA Participation Committee on Friday, March 15, 2019 at 10:00 a.m. at the Roanoke Valley-Alleghany Regional Commission (Top Floor Conference Room), 313 Luck Ave., SW, Roanoke, VA 24016.

The Closed Meeting is in pursuant to Section 2.2-3711 A. 3. of the Code of Virginia, 1950, as amended, for the purpose of discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body.

Sincerely,



Bob Cowell, Chairman
WVRIFA Participation Committee

CERTIFICATION RESOLUTION

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

WHEREAS, the WVRIFA 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 WVRIFA Participation Committee that such closed meeting was conducted in conformity with Virginia law.

NOW, THEREFORE, BE IT RESOLVED, that the WVRIFA 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 WVRIFA Participation Committee.

The 15th day of March 2019

Administered by:

Roanoke Valley-Alleghany Regional Commission
P.O. Box 2569, Roanoke, VA 24010

540.343.4417 / info@wvrifa.org / www.wvrifa.org