

WESTERN VIRGINIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

PARTICIPATION COMMITTEE
Wood Haven Road Project

MINUTES

A Virtual Meeting of the WVRIFA Participation Committee for the Wood Haven Road Project was held on Friday, December 18, 2020 at 10:00 a.m. remotely via Zoom.

NOTE: The Virtual December 18, 2020 Meetings of the WVRIFA Participation Committee and the WVRIFA Board of Directors were held simultaneously (jointly) since several items on both agendas were the same.

1. CALL MEETING TO ORDER

Chairman Cowell called the meeting to order at 10:01 a.m.

2. ROLL CALL

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

Participation Committee Members Attendance:

James Taliaferro, City of Salem (participated remotely from 114 North Broad Street, Salem, VA)

Bob Cowell, City of Roanoke (participated remotely from 215 Church Ave, Roanoke, VA)

Dan O'Donnell, Roanoke County (participated remotely from 5204 Bernard Drive, Roanoke VA)

Staff Attended Virtually: John Hull, WVRIFA Director; Sam Darby, WVRIFA Counsel; Sherry Dean and Virginia Mullen, WVRIFA Finance/Administrative Staff.

Others Attended Virtually: Gary Larrowe, Botetourt County; Ken McFadyen, Botetourt County; Michael Burnette, Franklin County; Christopher Whitlow, Franklin County; Dan O'Donnell, Roanoke County; Jill Loope, Roanoke County; Bob Cowell, City of Roanoke; Robert Ledger, City of Roanoke; James Taliaferro, City of Salem; Richard "Pete" Peters, Town of Vinton; Chris Burns, Balzer and Associates Inc.

3. ACTION ON THE AUGUST 21, 2020 WVRIFA PARTICIPATION COMMITTEE MINUTES

The Minutes of the Virtual August 21, 2020 WVRIFA Participation Committee Meeting were previously distributed.

ADMINISTERED BY:

Roanoke Valley-Alleghany Regional Commission
313 Luck Avenue, SW, Roanoke, VA 24016
info@wvrifa.org / www.wvrifa.org

Motion: by Jay Taliaferro to approve the August 21, 2020 WVRIFA Participation Committee Minutes, as presented. The motion was seconded by Dan O'Donnell.

WVRIFA Participation Committee Action: Roll Call Vote – Ayes 3 (O'Donnell, Cowell, Taliaferro); Nays 0; and Abstentions 0. Motion carried unanimously.

4. **PUBLIC COMMENT PERIOD**

There were no comments.

5. **APPOINTMENT OF NEW WVRIFA PARTICIPATION COMMITTEE CHAIR**

Motion: Bob Cowell nominated Dan O'Donnell for Chair of the WVRIFA Participation Committee. The motion was seconded by James Taliaferro.

WVRIFA Participation Committee Action: Roll Call Vote – Ayes 3 (O'Donnell, Cowell, Taliaferro); Nays 0; and Abstentions 0. Motion carried unanimously.

Motion: Jay Taliaferro nominated Bob Cowell for Vice Chair of the WVRIFA Participation Committee. The motion was seconded by Dan O'Donnell.

WVRIFA Participation Committee Action: Roll Call Vote – Ayes 3 (O'Donnell, Cowell, Taliaferro); Nays 0; and Abstentions 0. Motion carried unanimously.

6. **DISCUSSION OF STREAM CREDITS**

John Hull reported that the full 53-acre pad will require stream impact. Balzer and Associates has identified a stream bank selling credits at \$150 per linear foot which is 50% to 63% lower than the typical price. 1,517 linear foot of stream impact at this price would be \$227,550. If no credits are available in the future, the solution would be to buy from Nature Conservancy at \$500 per foot. The credits could be resold at the current market value if never used. Purchasing the credit increases the site readiness.

Motion: by Bob Cowell to recommend to the WVRIFA Board the acquisition of the stream credits as proposed. The motion was seconded by James Taliaferro.

WVRIFA Participation Committee Action: Roll Call Vote – Ayes 3 (O'Donnell, Cowell, Taliaferro); Nays 0; and Abstentions 0. Motion carried unanimously.

7. **EXECUTIVE DIRECTOR'S REPORT**

John Hull reported that the Wood Haven sign and landscaping project and the construction of Innovation Drive have been completed. Mr. Hull stated that about 30% of the trees have been cleared and it is anticipated that the clearing will be completed in the next three weeks. The grading will begin in the spring.

Mr. Hull reported that the former Bower residence has been demolished and seeding will occur within the next week.

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Mr. Hull reported that the grading plans for the remainder of the 53-acre pad were submitted with the appropriate authorities. A second set of plans (based on the received comments) were also submitted with Roanoke County, VDOT and Virginia Water Authority. The second Virginia Business Ready Site grant commitment will be met with the approval of these plans and the Authority will receive roughly about \$135,000 VEP grant funds.

8. **OTHER BUSINESS**

No other business was discussed.

9. **ADJOURNMENT OF THE WVRIFA PARTICIPATION COMMITTEE**

The WVRIFA Participation Committee Meeting adjourned at 10:36 a.m.



Virginia Mullen, Recording Secretary
WVRIFA Participation Committee

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