

# WESTERN VIRGINIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

## MINUTES

A Virtual Meeting of the Western Virginia Regional Industrial Facility Authority (WVRIFA) Board was held on Friday, February 19, 2021 at 10:00 a.m. via zoom remotely via Zoom.

**NOTE:** *The Virtual February 19, 2021 Meetings of the WVRIFA Board of Directors and the WVRIFA Participation Committee were held simultaneously (jointly) since several items on both agendas were the same.*

### 1. CALL MEETING TO ORDER

Chair Larrowe called the WVRIFA Board of Directors' Meeting to order at 10:00 a.m.

### 2. ROLL CALL

Chair Larrowe asked Virginia Mullen to call the roll of the WVRIFA Board. Ms. Mullen reported that a quorum was established.

#### Board Members Attendance:

Gary Larrowe, Botetourt County (participated remotely from 57 S Center Drive, Daleville VA 24083)

Ken McFadyen, Botetourt County (participated remotely from 5362 Blue Ridge Tpke, Fincastle VA)

Luke Campbell, Botetourt County (participated remotely from 57 S Center Drive, Daleville VA)

Christopher Whitlow, Franklin County (participated remotely from 1255 Franklin Street, Rocky Mount VA)

Michael Burnette, Franklin County (participated remotely from 1255 Franklin Street, Rocky Mount VA)

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

Jill Loope, Roanoke County (participated remotely from 51 Gillie Lane, Blue Ridge VA)

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

James Taliaferro, City of Salem (participated remotely from Florida)

Richard "Pete" Peters, Town of Vinton (participated remotely from 311 S. Pollard St., Vinton VA)

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

#### ADMINISTERED BY:

Roanoke Valley-Alleghany Regional Commission  
313 Luck Avenue, SW, Roanoke, VA 24016  
[info@wvrifa.org](mailto:info@wvrifa.org) / [www.wvrifa.org](http://www.wvrifa.org)

Others Attended Virtually: Rob Light, City of Salem; Nancy Hughes, citizen.

3. **APPROVAL OF THE CONSENT AGENDA ITEMS**

The following consent agenda items were distributed earlier: (A) December 18, 2020 WVRIFA Board Minutes and (B) Financial Reports as of December 31, 2020.

**Motion:** by Bob Cowell to approve items A & B under the Consent Agenda, as distributed. Motion was seconded by Dan O'Donnell.

**WVRIFA Board Action:** Roll Call Vote – Ayes 9 (Larrowe, McFadyen, Whitlow, Burnette, O'Donnell, Loope, Cowell, Taliaferro (via chat), Peters); Nays 0; and Abstentions 0. Motion carried unanimously.

4. **PUBLIC COMMENT PERIOD**

Chairman Larrowe opened the floor for comments from the public. One citizen spoke.

*Nancy Hughes, 7917 Sequoia Drive, Roanoke, VA 24019*

Ms. Hughes expressed her concern with the contractor working on the site during late hours. Mr. Hull replied that the Authority had addressed this issue with the contractor. Dan O'Donnell reported that the County did issue a stop work order at one point.

Ms. Hughes expressed another concern with the contractor being allowed to work until 9 p.m. after March 14, 2021 (daylight saving time). She asked if the time can be changed to 6 p.m. or 7 p.m. by applying for "special use". Mr. O'Donnell advised Ms. Hughes to contact Roanoke County's Attorney Office for an answer.

Ms. Hughes asked if the contractor's contract is public and where can be found. Mr. Hull replied that the contract is on the Authority's website.

Ms. Hughes stated that there is an increase in the noise coming from I-81 because of all the trees being cut down. Ms. Hughes asked what the plan for the placement of buildings is and what is the timeline. Mr. Hull replied that currently there is no proposal to put buildings on the property by the Authority. Mr. Hull asked Ms. Hughes if she wishes to further discuss the development plans to set up a meeting and he provided his contact information.

5. **ADOPTION OF PROPOSED FY21 WOODHAVEN BUDGET REVISION; FY22 WOODHAVEN BUDGET; FY21 BOND INTEREST REVISION & FY22 BOND INTEREST BUDGET**

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Sherry Dean reported that the FY21 Woodhaven Budget Revision, FY22 Woodhaven Budget, FY21 Bond Interest Revision and FY22 Bond Interest Budget were previously distributed with the agenda packet. Ms. Dean noted that the budget revisions reflect the projects timing changes and the addition of the \$250,000 stream credits.

Mr. Hull proposed to include a 10% increase in the stream credit amount listed in the FY21 revised budget (previously distributed) which will change the amount from \$250,000 to \$275,000.

**Motion:** by Dan O'Donnell to approve the FY21 Woodhaven Budget Revision (as amended by Mr. Hull); FY22 Woodhaven Budget; FY21 Bond Interest Revision and FY22 Bond Interested Budget, as presented. The motion was seconded by Bob Cowell.

**WVRIFA Board Action:** Roll Call Vote – Ayes 9 (Larrowe, McFadyen, Whitlow, Burnette, O'Donnell, Loope, Cowell, Taliaferro (via chat), Peters); Nays 0; and Abstentions 0. Motion carried unanimously.

6. **STREAM CREDITS UPDATE**

John Hull reported that the wetland stream credits are still available for purchase as discussed at the last meeting. The wetlands permit will expire on August 1, 2026. There was a concern for change of regulations between now and then. If the permit cannot be renewed or extended pass the expiration date, the engineer estimates it is around \$110,000 mitigation work to take on the stream impact prior to permit expiration. Mr. Hull reported that a potential wetland area that was not previously permitted was discovered on the site. The engineers are working with DEQ on this issue to determine if permit modifications are necessary and if there is an impact on the stream credit purchase. Mr. Hull explained that the 10% increase in the estimated stream credit amount is to cover the additional purchase of stream credits if needed. Any impact is expected to be minimal.

7. **PROJECTS UPDATE**

John Hull reported that the clearing of the site is mostly complete. Erosion and sediment control is being installed and grading should begin after the process is complete.

8. **OTHER BUSINESS**

No other business was discussed.

9. **ADJOURNMENT OF THE WVRIFA BOARD OF DIRECTORS' MEETING**

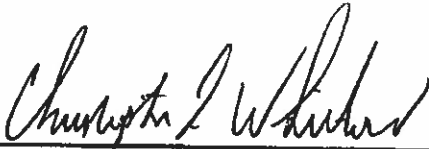
**Motion:** by Dan O'Donnell to adjourn the WVRIFA Board meeting. The motion was seconded by Chris Whitlow.

**ADMINISTERED BY:**

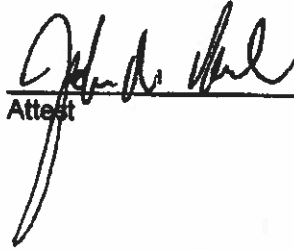
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**WVRIFA Board Action:** Roll Call Vote – Ayes 9 (Larowe, McFadyen, Whitlow, Burnette, O'Donnell, Loope, Cowell, Taliaferro (via chat), Peters); Nays 0; and Abstentions 0. Motion carried unanimously.

The WVRIFA Board of Directors' meeting adjourned at 10:26 a.m.



Christopher Whitlow, Secretary  
WVRIFA Board of Directors



Attest

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