

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, February 19, 2021 at 10:00 a.m. remotely via Zoom.

NOTE: The Virtual February 19, 2021 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 O'Donnell 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 Florida)

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 Larowe, Botetourt County; Ken McFadyen, Botetourt County; Luke Campbell, Botetourt County; Michael Burnette, Franklin County; Christopher Whitlow, Franklin County; Jill Loope, Roanoke County; Richard "Pete" Peters, Town of Vinton; Rob Light, City of Salem; Nancy Hughes, citizen.

3. ACTION ON THE DECEMBER 18, 2020 WVRIFA PARTICIPATION COMMITTEE MINUTES

The Minutes of the Virtual December 18, 2020 WVRIFA Participation Committee Meeting were previously distributed.

Motion: by Bob Cowell to approve the December 18, 2020 WVRIFA Participation Committee Minutes, as presented. The motion was seconded by Jay Taliaferro (via chat).

ADMINISTERED BY:

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

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

4. PUBLIC COMMENT PERIOD

Chairman O'Donnell 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. ACTION ON PROPOSED FY21 WOODHAVEN BUDGET REVISION; FY22 WOODHAVEN BUDGET; FY21 BOND INTEREST REVISION & FY22 BOND INTEREST BUDGET

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 Bob Cowell to recommend to the WVRIFA Board the approval of 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 James Taliaferro (via chat).

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WVRIFA Participation Committee Action: Roll Call Vote – Ayes 3 (O'Donnell, Cowell, Taliaferro-via chat); 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 past 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. PROJECT UPDATE

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

8. OTHER BUSINESS

No other business was discussed.

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

Motion was made by Bob Cowell that the Committee convene in a Closed Meeting to discuss the potential 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, pursuant to section 2.2-3711 A. 3. of the Code of Virginia (1950), as amended. The motion was seconded by James Taliaferro (via chat). The motion was adopted and carried by a vote of 3 to 0. The WVRIFA Participation Committee went into a Closed Meeting at 10:26 a.m.

10. END CLOSED MEETING. RECONVENE REGULAR PARTICIPATION COMMITTEE MEETING

Motion was made by Bob Cowell and seconded by Jay Taliaferro (via chat) 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 10:48 a.m.

11. ADOPTION OF CERTIFICATION RESOLUTION OF CLOSED MEETING

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

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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.

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 (via chat)

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

There was no action as a result of the discussion at the closed meeting.

13. ADJOURNMENT OF THE WVRIFA PARTICIPATION COMMITTEE

Motion: by Jay Taliaferro (via chat) to adjourn the WVRIFA Participation Committee meeting. The motion was seconded by Bob Cowell.

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

The WVRIFA Participation Committee Meeting adjourned at 10:50 a.m.



Virginia Mullen, Recording Secretary
WVRIFA Participation Committee

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