WESTERN VIRGINIA
REGIONAL INDUSTRIAL FACILITY AUTHORITY

PARTICIPATION COMMITTEE
Wood Haven Road Project

WVRIFA PARTICIPATION COMMITTEE MEETING

Friday, November 19, 2021 at 10:00 a.m.
Roanoke Valley-Alleghany Regional Commission (Top Floor Conference Room)
313 Luck Avenue, SW, Roanoke, VA 24016

In accordance with Virginia Occupational Safety and Health regulations, all attendees (vaccinated or unvaccinated) must wear a mask while inside the Commission building. All attendees who are unvaccinated or are otherwise at-risk must physical distance themselves from others. RVARC staff will make the necessary accommodations to comply with these regulations.

AGENDA

1. Call Meeting to Order ..... *Chair O'Donnell*

2. Roll Call ..... *Virginia Mullen*

3. **Action Needed**: Approval of the October 15, 2021 Participation..... *Chair O'Donnell*
   Committee Minutes, pp. 3-6

4. Public Comment Period..... *Chair O'Donnell*

   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.

5. **Action Needed**: Participation Committee FY23 Maintenance Dues, p. 7 .....*John Hull*

6. Request for Closed Meeting, p. 8..... *Chair O'Donnell*

   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 disposition of publicly held real property where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the Authority.

7. End of Closed Mtg. Reconvene Regular Participation Committee Mtg. ..... *Chair O'Donnell*

8. Adoption of Certification Resolution of Closed Meeting, p. 9..... *Chair O'Donnell*

9. Action by the Participation Committee as a Result of the Closed Meeting ..... *Chair O'Donnell*

10. Other Business..... *Chair O'Donnell*

11. Adjournment

MINUTES

A meeting of the WVRIFA Participation Committee for the Wood Haven Road Project was held on Friday, October 15, 2021 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

Vice Chair Cowell called the meeting to order at 10:00 a.m.

2. ROLL CALL

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

Participation Committee Members Attendance: James Taliaferro, City of Salem; Bob Cowell, City of Roanoke; and Rebecca Owens (alternate for Dan O'Donnell), Roanoke County.

Staff Present: John Hull, WVRIFA Director; Sam Darby, WVRIFA Counsel; Jeremy Holmes, RVARC; Matt Miller, RVARC; Sherry Dean and Virginia Mullen, WVRIFA Finance/Administrative Staff.

Others Present: Jill Loope, Roanoke County; Richard Caywood, Roanoke County.

3. APPROVAL OF CONSENT AGENDA ITEMS

The following Consent Agenda items were distributed earlier: (A) July 16, 2021 Participation Committee Minutes and (B) Financial Reports ending September 30, 2021.

Motion: by Jay Taliaferro to approve items (A) & (B) under the Consent Agenda, as presented. The motion was seconded by Rebecca Owens.

WVRIFA Participation Committee Action: Motion carried unanimously.

4. PUBLIC COMMENT PERIOD

There were no comments.

5. CONSTRUCTION PROJECT UPDATE

Mr. John Hull reported that the property shows dramatically differently now with significant visibility from Interstate 81. The rock overage costs were well worth it. Prospects, and others, which have explored the property have been impressed.

Mr. Hull reported that according to Devin Bowman with Bowman Excavating two more weeks of earthmoving is required. It was anticipated the project to be done by the end of September, but there was a delay with traffic control permitting related to blasting in the VDOT right of way.

The Wood Haven Road Project will soon be completed. Interest remains high in the property. The property is driving higher impact leads, projects, and prospects. Without this site in the inventory, the region would not have the opportunity that is currently seeing.

6. ACTION NEEDED: UTILITY RELOCATION PROJECT

John Hull commented that he is seeking authorization to submit an application to Virginia Business Ready Site Program. Mr. Hull explained that a recent project, $300 million investment, was rejected out of concern with proximity to residential, which prompted the thought of an issue with the property. Mr. Hull asked if Appalachian Power could relocate the power lines that traverse the site from north to south along the former Amos property driveway. It was determined that the cost to relocate utility was approximately $120,000.

VEDP had encouraged the Authority to apply for a third Business Ready Sites Application. About $500,000 would pay for utility line relocation as well as the taking of permitted and credited wetland impacts thereby increasing site readiness. The application is due later today. Mr. Hull is prepared to submit the application today in effort to obtain $500,000 in additional state funding. The program does allow to match that funding with previous work.

Motion: by Jay Taliaferro to recommend to the WVRIFA Board to authorize WVRIFA's executive director John Hull to apply for the third Business Ready Site grant. The motion was seconded by Rebecca Owens.

WVRIFA Participation Committee Action: Motion carried unanimously.

7. PRESENTATION OF FY2021 ANNUAL REPORT

John Hull reported that a lot of progress was made in the last year. He highlighted the following milestones and thanked the group for their continued support:

- Closed Virginia Business Ready Sites Project related to completion of grading plans.
- Demolished residential structure on the Bower property.
- Completed construction of Innovation Drive.
- Installed signage and landscaping to increase curb appeal.
- Contracted for clearing/grading project which is nearing completion.
- Approved two rock overages, which will result in a certified site with direct visibility from I-81.

8. REQUEST FOR CLOSED MEETING

Motion was made by Rebecca Owens 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. The motion was adopted and carried by a vote of 3 to 0. The WVRIFA Participation Committee went into a Closed Meeting at 10:10 a.m.

9. END OF CLOSED MTG. RECONVENE REGULAR PARTICIPATION COMMITTEE MTG.

Motion was made by Rebecca Owens and seconded by Jay Taliaferro 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 10:20 a.m.

10. ADOPTION OF CERTIFICATION RESOLUTION OF CLOSED MEETING

Motion was made by Rebecca Owens and seconded by James Taliaferro 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.*
> *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
Rebecca Owens – Yes

James Taliaferro – Yes

11. 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.

12. OTHER BUSINESS

Mr. Richard Caywood commented that delegate Terry Austin had indicated he would like a tour of the site.

13. ADJOURNMENT OF THE WVRIFA PARTICIPATION COMMITTEE

The WVRIFA Participation Committee Meeting adjourned at 10:24 a.m.

_____
Virginia Mullen, Recording Secretary
WVRIFA Participation Committee

Wood Haven Annual Expenses

		Annual
Sign Electricity	$	400.00
Mowing	$	4,000.00
Landscape Maintenance	$	5,000.00
Marketing	$	7,500.00
Other Repairs/Maintenance	$	5,100.00
Misc. Expenses	$	3,000.00
Total Annual Costs	$	25,000.00
Per Capita Breakdown		
City of Roanoke	$	11,050.00
Roanoke County	$	11,050.00
City of Salem	$	2,900.00
Total Annual Costs	$	25,000.00

WESTERN VIRGINIA
REGIONAL INDUSTRIAL FACILITY AUTHORITY

PARTICIPATION COMMITTEE
Wood Haven Road Project

November 11, 2021

Dear Participation Committee Members:

This is to request a Closed Meeting during the next scheduled meeting of the WVRIFA Participation Committee on Friday, November 19, 2021 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 disposition of publicly held real property where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the Authority.

Sincerely,

Dan O'Donnell
Chair
WVRIFA Participation Committee

WESTERN VIRGINIA
REGIONAL INDUSTRIAL FACILITY AUTHORITY

PARTICIPATION COMMITTEE
Wood Haven Road Project

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 19th day of November 2021