

WESTERN VIRGINIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

PARTICIPATION COMMITTEE
Wood Haven Road Project

MINUTES

The December meeting of the WVRIFA Participation Committee for the Wood Haven Road Project was held on Friday, December 15, 2023 at 10:00 a.m. at the Roanoke Valley – Alleghany Regional Commission office (Top Floor Conference Room), 313 Luck Avenue, SW, Roanoke VA.

NOTE: The December 15, 2023 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 Cowell called the meeting to order at 10:00 a.m.

2. ROLL CALL

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

Participation Committee Members Present: Rob Light, City of Salem; Bob Cowell, City of Roanoke; and Richard Caywood, Roanoke County.

Staff Present: John Hull, WVRIFA Director; Matt Miller, Roanoke Regional Partnership; Sam Darby, WVRIFA Counsel; and Virginia Mullen, WVRIFA Finance/Administrative Staff.

Others Present: Ken McFadyen, Botetourt County; Megan Baker, Roanoke County; Herbert Berding, City of Roanoke; Marc Nelson, City of Roanoke; Thomas Miller, City of Salem; Cody Sexton, Town of Vinton; Richard "Pete" Peters, Town of Vinton; Jeremy Holmes, Roanoke Valley – Alleghany Regional Commission.

3. ACTION REQUESTED: APPROVAL OF CONSENT AGENDA ITEMS

The following consent agenda items were distributed earlier: (A) December 15, 2023 WVRIFA Participation Committee Agenda; and (B) October 20, 2023 WVRIFA Participation Committee Minutes.

Motion: by Richard Caywood to approve the consent agenda items (A) and (B), as presented. The motion was seconded by Rob Light.

WVRIFA Participation Committee Action: Motion carried.

4. PUBLIC COMMENT PERIOD

There were no comments.

ADMINISTERED BY:

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

5. ACTION REQUESTED: FY25 WOOD HAVEN MAINTENANCE DUES APPROVAL

Mr. Hull commented that the FY25 Wood Haven Maintenance Dues were distributed with the agenda packet (page 22). He noted that there is a slight increase of \$5,000 for mowing expenses (because of the grading, there is a larger area to mow now).

Motion: by Richard Caywood to recommend to the WVRIFA Board the approval of the FY25 Wood Haven Maintenance Dues, as presented. The motion was seconded by Rob Light.

WVRIFA Participation Committee Action: Motion carried.

6. ANNUAL REPORT

Mr. Hull presented a PowerPoint presentation on the FY2023 annual report (the presentation is included with the Minutes).

7. BUSINESS READY SITE PROGRAM UPDATE

John Hull reported that the \$4 million pre-application was submitted. Mr. Miller is working with Balzer and Associates to design the following two projects:

- Stormwater facility and drainage - \$1.9 million
- Additional grading - \$2.1 million

The deadline for submitting the full application is January 11th.

8. OTHER BUSINESS

No other business was discussed.

9. REQUEST FOR CLOSED MEETING

Motion was made by Rob Light that the Committee convene in a Closed Meeting to discuss:

- a) 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 Authority, pursuant to Section 2.2-3711 A. 3. of the Code of Virginia, 1950, as amended.
- b) the investment of public funds where competition or bargaining is involved, where, if made public initially, the financial interest of the Authority would be adversely affected, pursuant to Section 2.2-3711. A. 6. of the Code of Virginia, 1950 as amended.

The motion was seconded by Richard Caywood. The motion carried. The WVRIFA Participation Committee went into a Closed Meeting at 10:17 a.m.

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10. END OF CLOSED MEETING, RECONVENE REGULAR PARTICIPATION COMMITTEE MEETING

Motion was made by Rob Light and seconded by Richard Caywood that the WVRIFA Participation Committee end the Closed Meeting and return to its regular committee meeting. The motion carried. The WVRIFA Participation Committee ended the Closed Meeting and returned to its regular committee meeting at 10:52 a.m.

11. ADOPTION OF CERTIFICATION RESOLUTION OF CLOSED MEETING

Motion was made by Richard Caywood and seconded by Rob Light 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

Rob Light – Yes

Richard Caywood – Yes

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

There was no action by the WVRIFA Board as a result of the closed meeting.

13. ADJOURNMENT OF THE WVRIFA PARTICIPATION COMMITTEE

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313 Luck Avenue, SW, Roanoke, VA 24016
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The WRIFA Participation Committee Meeting adjourned at 10:54 a.m.



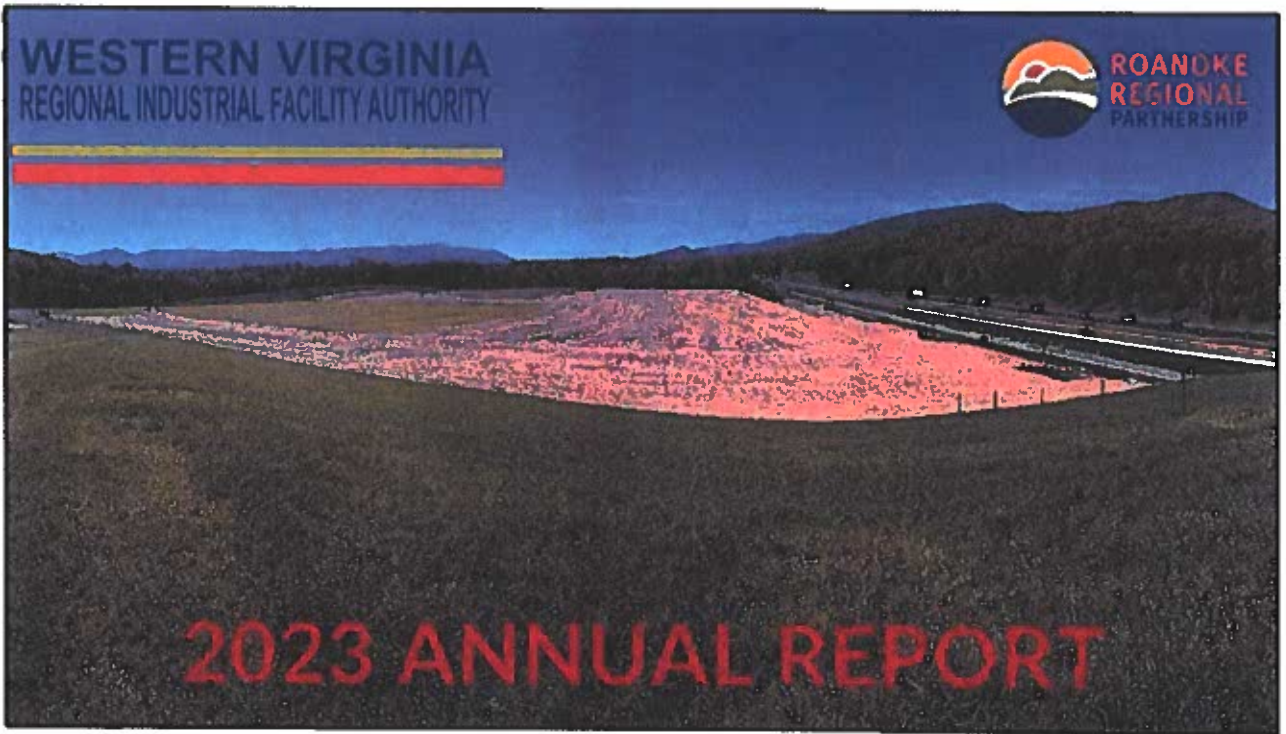
Virginia Mullen, Recording Secretary
WRIFA Participation Committee

ADMINISTERED BY:

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313 Luck Avenue, SW, Roanoke, VA 24016
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1



2

Annual Report – FY 2023

Additional BRSP Funds Secured for Real Estate and Drainage - \$504,149

Roanoke County Secured \$820,000 for Water Capacity Improvements

Buffering Completed

New Partnership with Prologis

FY 23 Activity

- 75 Regional Project Files Opened

- 14 Requests for Information For This Property

- Prospects – Nexus, Leaf

- Consultant Connect Familiarization Tour

Outlook

Greenfield projects challenged by cost of capital

2024 likely to see projects slow due to a number of factors

3

WESTERN VIRGINIA
REGIONAL INDUSTRIAL FACILITY AUTHORITY

ROANOKE
REGIONAL
PARTNERSHIP

**BRSP APPLICATION
UPDATE**

4

Business Ready Sites Program Application

- Wood Haven Technology Park
 - Stormwater facility and drainage - \$1.9 million
 - Additional grading - \$2.1 million