

WESTERN VIRGINIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

PARTICIPATION COMMITTEE
Wood Haven Road Project

MINUTES

The March meeting of the WVRIFA Participation Committee for the Wood Haven Road Project was held on Friday, March 8, 2024 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 March 8, 2024 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: Chris Dorsey, City of Salem; Bob Cowell, City of Roanoke; Megan Baker (Designee for Richard Caywood from 10:00 a.m. until 10:30 a.m.), Roanoke County; and Richard Caywood (arrived at 10:30 a.m.), Roanoke County.

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

Others Present: Gary Larrowe, Botetourt County; Ken McFadyen, Botetourt County; Luke Campbell, Botetourt County; Christopher Whitlow, Franklin County; Herbert Berding, City of Roanoke; Marc Nelson, City of Roanoke; and Thomas Miller, City of Salem; Chris Burns, Balzer and Associates; and Tylor Goodman (via zoom), Balzer and Associates.

3. ACTION REQUESTED: APPROVAL OF CONSENT AGENDA ITEMS

The following consent agenda items were distributed earlier: (A) March 8, 2024 WVRIFA Participation Committee Agenda; (B) January 19, 2024 WVRIFA Participation Committee Minutes.

Chair Cowell proposed to move presentation of item #8 "Discussion of Wetland and Stream Credits and Potential for Regional Approach" to be presented after item #4 "Public Comment Period". Chair Cowell summarized the new order of agenda items prior to approval of the consent agenda.

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Roanoke Valley-Alleghany Regional Commission
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Motion: by Bob Cowell to approve the consent agenda items (A), as amended and (B), as presented. The motion was seconded by Megan Baker.

WVRIFA Participation Committee Action: Motion carried.

4. **PUBLIC COMMENT PERIOD**

There were no comments.

5. **DISCUSSION OF WETLAND AND STREAM CREDITS AND POTENTIAL FOR A REGIONAL APPROACH**

Mr. John Hull presented information on the shortage of wetland and stream credits and the potential of creating a stream bank as a regional approach to address the shortage (the PowerPoint is included with the Minutes). Discussion ensued. Members expressed a desire for staff to investigate further.

6. **ACTION REQUESTED: ACCEPTANCE OF FY24 WOOD HAVEN BUDGET REVISION, FY 25 WOOD HAVEN BUDGET, & FY25 BOND PAYMENTS BUDGET**

Ms. Sherry Dean presented the previously distributed with the agenda packet FY24 Woodhaven Budget Revision, FY25 Woodhaven Budget, and FY25 Bond Payments Budget.

Motion: by Chris Dorsey to recommend to the WVRIFA Board the approval of FY24 Woodhaven Budget Revision, FY25 Woodhaven Budget and FY25 Bond Payments Budget, as presented. The motion was seconded by Richard Caywood.

WVRIFA Participation Committee Action: Motion carried.

7. **ACTION REQUESTED: CONSIDERATION OF A LICENSE AGREEMENT FOR USE OF A PORTION OF AUTHORITY PROPERTY WITH ZYE AND GAVEN REINHARDT**

Mr. Matt Miller illustrated the proposed license agreement with the Reinhardt family (the agreement was distributed with the agenda packet, pages 10 through 15). The Reinhardt family would have an 18-foot gravel road and would have to pay a fee of \$1000 per year. The family would also be responsible for all the permitting and construction aspects. The agreement can be terminated with 45 days' notice.

Motion: by Chris Dorsey to recommend to the WVRIFA Board the approval of the license agreement. The motion was seconded by Richard Caywood.

WVRIFA Participation Committee Action: Motion carried.

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8. **ACTION REQUESTED: CONSIDERATION OF AN EASEMENT AGREEMENT WITH WESTERN VIRGINIA WATER AUTHORITY AFFILIATED WITH WATER INFRASTRUCTURE IMPROVEMENTS**

Mr. Matt Miller presented the proposed easement agreement with the Western Virginia Water Authority Property (pages 15 through 23 of the agenda packet).

Motion: by Chris Dorsey to recommend to the WVIRFA Board the approval of the easement agreement with Western Virginia Water Authority. The motion was seconded by Richard Caywood.

WVRIFA Participation Committee Action: Motion carried.

9. **VEDP BUSINESS READY SITE PROGRAM UPDATE**

Mr. John Hull reported that the Authority was awarded \$504,000 last year and about \$404,000 are being planned to utilize toward the drainage improvements. The staff is continuing the application process for additional funding this year. The Authority had applied for about \$4.3 million (\$1.9 million is planned to go towards stormwater improvements and \$2.4 million for additional grading).

10. **DISCUSSION ON MEETING SCHEDULE AND LOCATION**

Mr. John Hull commented that the Partnership has recently added a conference room, which provides an opportunity to hold the meetings in house, and asked members if they would like to do that. It was agreed that maintaining the usual meeting time of 10 a.m. is preferable. Moving the meetings to the Partnership seems logical, parking may be the only issue. Mr. Richard Caywood requested that members are reminded of the virtual participation policy that the Board approved last year.

Editorial Note: Ms. Mullen emailed the remote participation policy to members after the meeting was adjourned.

11. **OTHER BUSINESS**

No other business was discussed.

12. **REQUEST FOR CLOSED MEETING**

Motion was made by Richard Caywood that the Committee convene in a Closed Meeting to discuss:

- a) a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community, pursuant to Section 2.2-3711 A. 5. of the Code of Virginia, 1950, as amended.

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- 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 Chris Dorsey. The motion carried. The WVRIFA Participation Committee went into a Closed Meeting at 10:54 a.m.

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

Motion was made by Chris Dorsey 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 11:22 a.m.

14. ADOPTION OF CERTIFICATION RESOLUTION OF CLOSED MEETING

Motion was made by Chris Dorsey and seconded by Richard Caywood 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
Chris Dorsey – Yes
Richard Caywood – Yes

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15. **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.

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

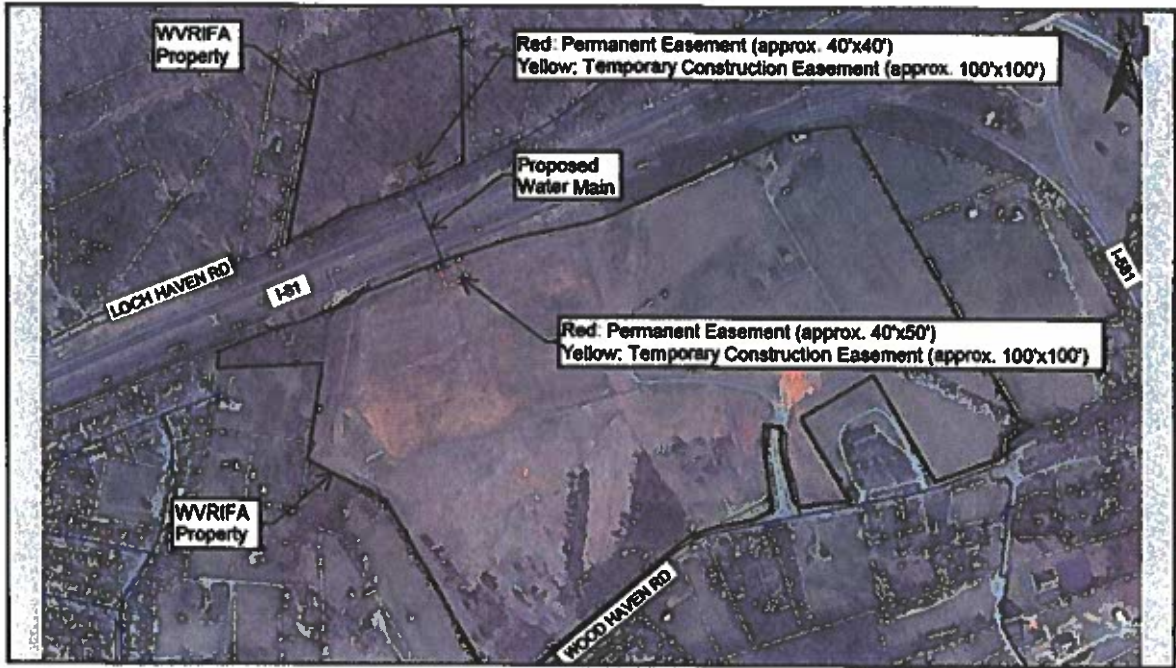
The WVRIFA Participation Committee Meeting adjourned at 11:23 a.m.



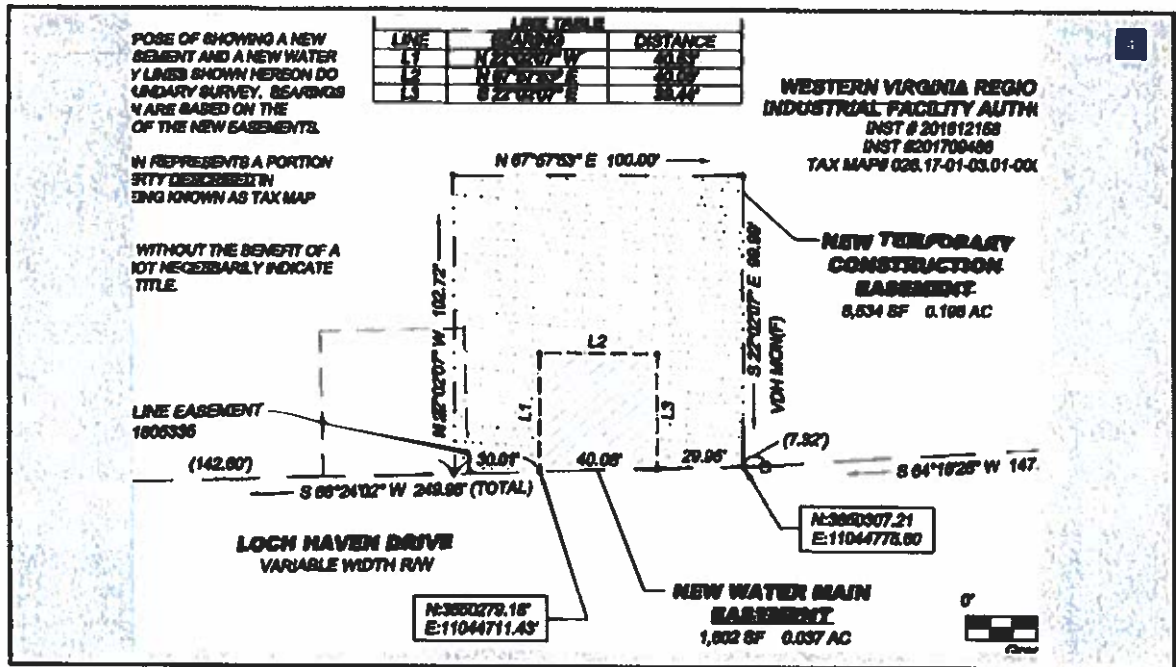
Virginia Mullen, Recording Secretary
WVRIFA Participation Committee

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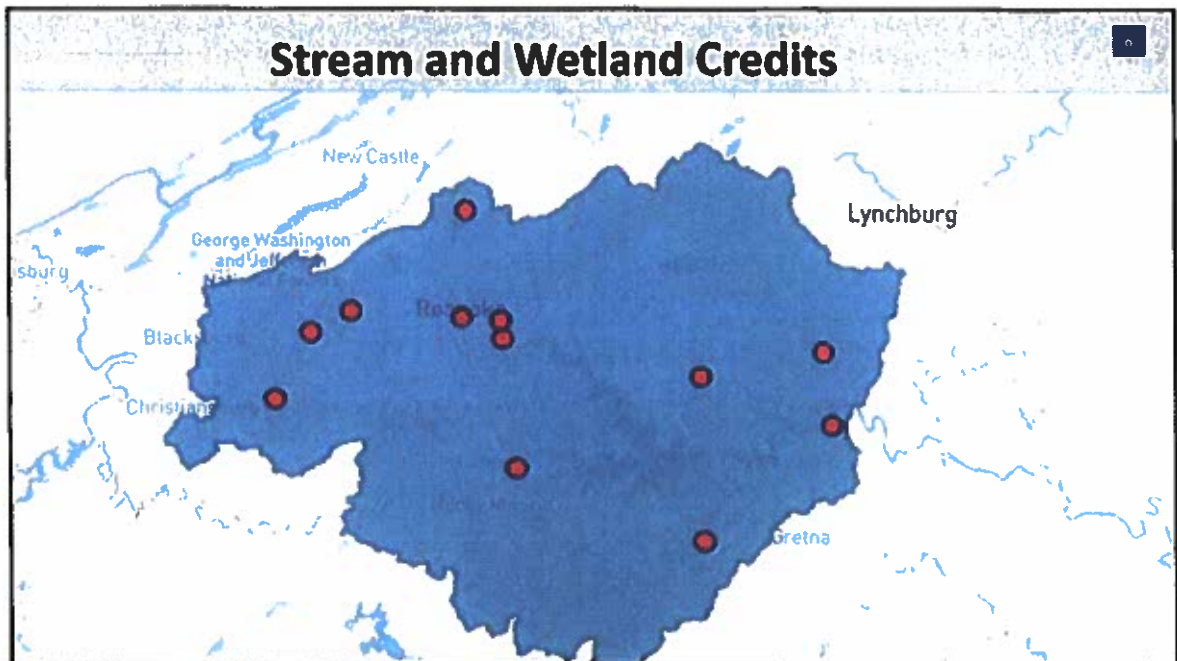
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Stream and Wetland Credits

No Credits Currently Available
Limited Scope of Credits in Production
Competitive Nature of Credit Purchase

Hierarchy of Permitting Solutions

Purchase Credits from a Bank
Obtain Credits from a Fund
Permittee Responsible Mitigation
Permit and Start a Regional Bank

9

Timeline and Financial Break-Even

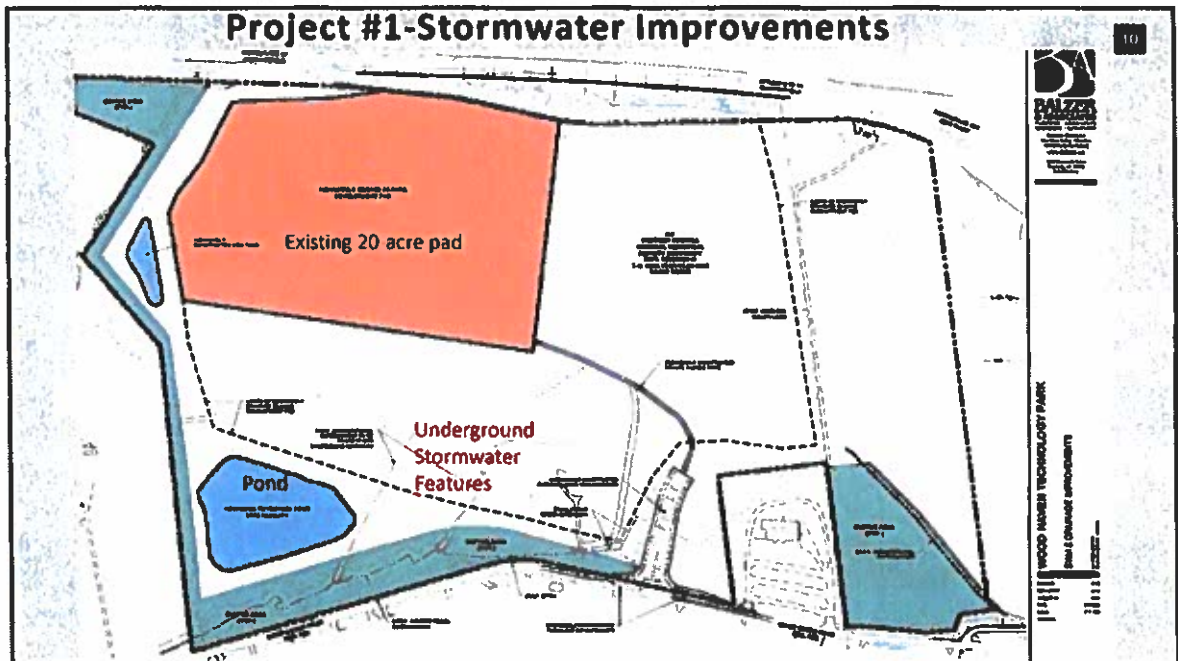
Costs Per Credit Through Bank \$550-\$600 on Avg

Solution	Timeline	Typical Financial Break-Even
Purchase Credits	Immediate (If Available)	NA
PRM (Suitable for 1-3 Known Projects)	12-18 months	Min. 1,500 Stream Credits
Start a Stream Bank	2-3 years	Min. 10,000 Stream Credits

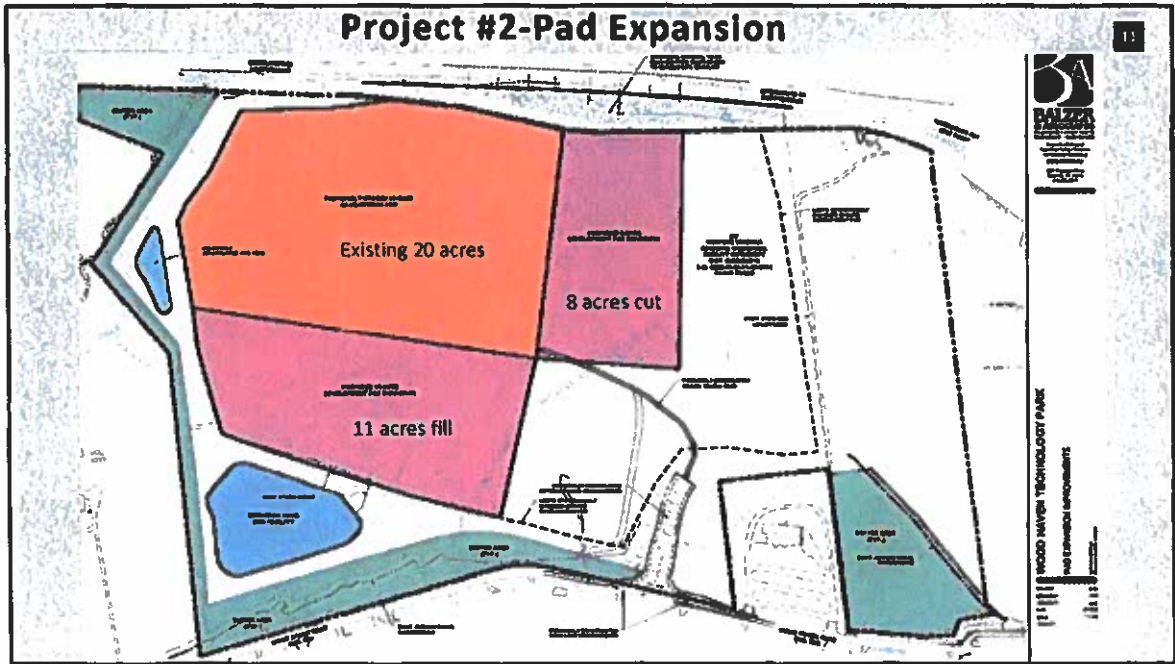
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ROANOKE REGIONAL PARTNERSHIP

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