

MINUTES

A special called meeting of the Western Virginia Regional Industrial Facility Authority (WVRIFA) Board was held on Wednesday, April 1, 2026 at 5:00 p.m. at the Roanoke Regional Partnership (Conference Room), 111 Franklin Road SE Ste.333, Roanoke VA.

Note: The April 1st meeting of the WVRIFA Board and WVRIFA Participation Committee were held simultaneously (jointly).

1. CALL MEETING TO ORDER

Chair Larrowe called the WVRIFA Board of Directors' Meeting to order at 5:00 p.m.

2. ROLL CALL

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

Board Members Present: Gary Larrowe, Botetourt County; Kyle Rosner, Botetourt County; Danielle Poe, Franklin County; Richard Caywood, Roanoke County; Megan Baker, Roanoke County; Valmarie Turner, City of Roanoke; Marc Nelson, City of Roanoke; Chris Dorsey, City of Salem; Richard "Pete" Peters, Town of Vinton; Cody Sexton, Town of Vinton.

Chair Larrowe reported that Mr. Tommy Miller, representing City of Salem, had requested to participate remotely in today's meeting of the Western Virginia Regional Industrial Facility Authority under the "WVRIFA Written Policy for Electronic Meeting Participation", allowing for remote participation under certain circumstances and a physical quorum is present. Mr. Miller's request is due to personal reason.

Motion: by Richard Caywood to approve Mr. Miller's participation via zoom. The motion was seconded by Chris Dorsey.

WVRIFA Board Action: Motion carried unanimously.

Editorial Note: Mr. Miller did not participate in the meeting due to technical difficulties.

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

Staff Present: John Hull, WVRIFA Director; Tori Williams, Roanoke Regional Partnership; Bryce Hunter, WVRIFA Counsel; Virginia Mullen and Sherry Dean, WVRIFA Finance/Administrative Staff.

Others Present: Doug Blount, Roanoke County.

3. ACTION REQUESTED: APPROVAL OF THE CONSENT AGENDA ITEMS

The following consent agenda items were distributed earlier: (A) April 1, 2026 WVRIFA Board Agenda and (B) January 16, 2026 WVRIFA Board Minutes.

Motion: by Mr. Richard Caywood to approve consent agenda items (A) and (B). The motion was seconded by Ms. Valmarie Turner.

WVRIFA Board Action: Motion carried unanimously.

4. PUBLIC COMMENT PERIOD

There were no comments.

5. REQUEST FOR CLOSED MEETING

Motion was made by Mr. Richard Caywood that the Board convene in a closed meeting to discuss 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.

The motion was seconded by Mr. Chris Dorsey. The motion was adopted by a Roll Call vote of 10 to 0 as follows:

Member & Vote

Gary Larrowe – Yes
Kyle Rosner – Yes
Danielle Poe – Yes
Richard Caywood – Yes
Megan Baker – Yes
Valmarie Turner – Yes
Marc Nelson – Yes
Chris Dorsey – Yes
Cody Sexton – Yes

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Richard "Pete" Peters – Yes

The Western Virginia Industrial Facility Authority Board went into a Closed Meeting at 5:06 p.m.

6. END CLOSED MTG. RECONVENE REGULAR BOARD MTG.

Motion was made by Mr. Richard Caywood and seconded by Ms. Valmarie Turner that the WVRIFA Board end the Closed Meeting and return to its regular committee meeting at 5:24 p.m. The motion carried. The WVRIFA Board ended the Closed Meeting and returned to its regular meeting.

7. ADOPTION OF CERTIFICATION OF CLOSED MEETING

Motion was made by Mr. Richard Caywood and seconded by Mr. Chris Dorsey to adopt the following certification resolution:

WHEREAS, the Western Virginia Regional Industrial Facility Authority 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 that such a closed meeting was conducted in conformity with Virginia law.

NOW, THEREFORE, BE IT RESOLVED, that the Western Virginia Regional Industrial Facility Authority 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.

The motion was adopted by a Roll Call vote of 10 to 0 as follows:

Member & Vote

Gary Larrowe – Yes

Kyle Rosner – Yes

Danielle Poe – Yes

Richard Caywood – Yes

Megan Baker – Yes

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Valmarie Turner – Yes
Marc Nelson – Yes
Chris Dorsey – Yes
Cody Sexton – Yes
Richard “Pete” Peters – Yes

8. ACTION BY THE BOARD AS A RESULT OF THE CLOSED MEETING

Motion: by Richard Caywood to authorize WVRIFA Executive Director, John Hull, to terminate the purchase and sale agreement with prospective buyer due to failure to execute approval of the ESA and LOA as required under the most recent extension. The motion was seconded by Chris Dorsey.

WVRIFA Board Action: The motion was adopted by a Roll Call vote of 10 to 0 as follows:

Member & Vote

Gary Larrowe – Yes
Kyle Rosner – Yes
Danielle Poe – Yes
Richard Caywood – Yes
Megan Baker – Yes
Valmarie Turner – Yes
Marc Nelson – Yes
Chris Dorsey – Yes
Cody Sexton – Yes
Richard “Pete” Peters – Yes

Motion: by Richard Caywood to authorize WVRIFA Executive Director, John Hull, to enter into agreements with prospective future parties for the project discussed in closed session, subject to the affirmative vote of the participating members and consistent with the general scope, concept, terms, scale, and industry parameters previously discussed. The stated rationale was timing constraints and the difficulty of convening the full committee quickly. The motion was seconded by Pete Peters.

WVRIFA Board Action: The motion was adopted by a Roll Call vote of 10 to 0 as follows:

Member & Vote

Gary Larrowe – Yes
Kyle Rosner – Yes
Danielle Poe – Yes
Richard Caywood – Yes
Megan Baker – Yes
Valmarie Turner – Yes

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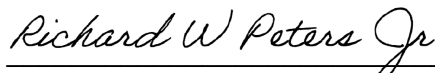
Marc Nelson – Yes
Chris Dorsey – Yes
Cody Sexton – Yes
Richard “Pete” Peters – Yes

9. **OTHER BUSINESS**

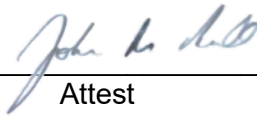
No other business was discussed.

10. **ADJOURNMENT OF THE WVRIFA BOARD OF DIRECTORS’ MEETING**

The WVRIFA Board of Directors’ meeting adjourned at 5:31 p.m.



Richard “Pete” Peters, Secretary
WVRIFA Board of Directors



Attest

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