

WESTERN VIRGINIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

PARTICIPATION COMMITTEE Wood Haven Road Project

WVRIFA PARTICIPATION COMMITTEE SPECIAL CALLED MEETING

Friday, September 11, 2026 at 4:00 p.m.
Roanoke Regional Partnership (Conference Room)
111 Franklin Road SE Ste. 333, Roanoke, VA 24011

Note: The September 11th meeting will be a Joint Meeting with the WVRIFA Board (both meetings will be held in conjunction with each other on the same date, time and location).

AGENDA

1. Welcome, Call Meeting to Order Chair Dorsey
2. Roll Call Virginia Mullen
3. **Action Requested:** Approval of Consent Agenda Items. Chair Dorsey
 - A. Approval of Agenda
 - B. August 21, 2026 WVRIFA Participation Committee Meeting Minutes, pp. 2 – 10
4. Public Comment Period..... Chair Dorsey

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. Request for Closed Meeting, p. 11..... Chair Dorsey

Pursuant to Section 2.2-3711 A. 3. of the Code of Virginia, 1950, as amended, for the purpose of discussion or consideration of 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.
6. End Closed Mtg., Reconvene Regular Participation Committee Mtg..... Chair Dorsey
7. Adoption of Certification Resolution of Closed Meeting, p. 12..... Chair Dorsey
8. Action by the Participation Committee as a Result of the Closed Mtg..... Chair Dorsey
9. Other Business Chair Dorsey
10. Adjournment

ADMINISTERED BY:

Roanoke Valley-Alleghany Regional Commission
P.O. Box 2569, Roanoke, VA 24010
540.343.4417 / info@wvrifa.org / www.wvrifa.org

WESTERN VIRGINIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

PARTICIPATION COMMITTEE Wood Haven Road Project

MINUTES

The August meeting of the WVRIFA Participation Committee for the Wood Haven Road Project was held on Friday, August 21, 2026 at 10:00 a.m. at the Roanoke Regional Partnership (Conference Room), 111 Franklin Road SE Ste.333, Roanoke VA.

Note: The August 21st meeting of the WVRIFA Participation Committee and WVRIFA Board were held simultaneously (jointly).

1. **CALL MEETING TO ORDER**

Chair Pro Tem Richard Caywood called the meeting to order at 10:00 a.m.

2. **ROLL CALL**

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

Participation Committee Members Present: Rob Light (designee for Mr. Chris Dorsey), City of Salem; Marc Nelson (designee for Ms. Valmarie Turner), Roanoke City; and Richard Caywood, Roanoke County.

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: Gary Larrowe, Botetourt County; Kyle Rosner, Botetourt County; Doug Blount, Roanoke County; Boyd Johnson, City of Roanoke; Tommy Miller, City of Salem; Cody Sexton, Town of Vinton; Richard "Pete" Peters, Town of Vinton; Pete Eshelman, Roanoke Regional Partnership; Alexia Partouche, Roanoke Times; Ben Verschoor, Southwest Virginia Data Center Transparency Alliance.

3. **ACTION REQUESTED: APPROVAL OF CONSENT AGENDA ITEMS**

The following consent agenda items were distributed earlier: (A) August 21, 2026 WVRIFA Participation Committee Meeting Agenda, (B) May 15, 2026 WVRIFA Participation Committee Minutes, and (C) Financial Reports, Ending June 30, 2026.

Motion: by Mr. Marc Nelson to approve consent agenda items (A), (B) and (C). The motion was seconded by Mr. Rob Light.

WVRIFA Participation Committee Action: Motion carried.

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4. PUBLIC COMMENT PERIOD

One comment was received during the public comment period:

Mr. Ben Verschoor, with the Southwest Virginia Data Center Transparency Alliance, spoke in opposition to potential data center development associated with the Wood Haven property. He referenced a recent article he published about the property and noted that the agenda indicated a closed session related to the disposal of property, which he assumed involved Wood Haven. While acknowledging the Authority's ability under Virginia law to withhold details of closed-session negotiations, he urged the Board to reconsider moving forward with a data center, citing concerns about high water and electricity demands, noise, visual impacts, and broader community disruption. He also referenced other recent or ongoing data center proposals (including one defeated in Franklin County and the "Project Raspberry" proposal) as examples of strong public opposition and encouraged the Authority to pursue an alternative use for the property.

5. DRAINAGE IMPROVEMENT PROGRAM UPDATE

Mr. Tori Williams reported the drainage improvement project was complete. He noted the final inspection was delayed into the spring to allow vegetation to stabilize the impacted areas, with additional seeding completed in June. The project was closed out in July, and reimbursement paperwork was submitted under the Business Ready Sites Program (typically a 6–8 week turnaround). He also reported a change order of a little over \$38,000 for trench rock removal; total project cost was a little over \$510,000 with \$504,149 expected in reimbursement, finishing about \$40,000 under the \$550,000 budget.

6. OTHER BUSINESS

No other business was discussed.

7. REQUEST FOR CLOSED MEETING

Motion was made by Mr. Richard Caywood that the WVRIFA Participation Committee 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. Rob Light. The motion was adopted by a Roll Call vote of 3 to 0 as follows:

Member & Vote

Marc Nelson – Yes

Rob Light – Yes

Richard Caywood – Yes

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The WVRIFA Participation Committee went into a closed meeting at 10:12 a.m.

8. END CLOSED MEETING, RECONVENE REGULAR PARTICIPATION COMMITTEE MEETING

Motion was made by Mr. Rob Light and seconded by Mr. Marc Nelson that the WVRIFA Participation Committee end the closed meeting and return to its regular meeting. The motion carried. The Participation Committee ended the closed meeting and returned to its regular joint meeting at 11:07 a.m.

9. ADOPTION OF CERTIFICATION RESOLUTION OF CLOSED MEETING

Motion was made by Mr. Marc Nelson and seconded by Mr. Rob Light to adopt the following certification resolution:

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 a closed meeting was conducted in conformity with Virginia law.

NOW, THEREFORE, BE IT RESOLVED, that the WRIFA 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 WVRIFA Participation Committee.

The motion was adopted by a Roll Call vote of 3 to 0 as follows:

Member & Vote

Marc Nelson – Yes

Rob Light – Yes

Richard Caywood – Yes

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

There was no action.

11. ADJOURNMENT OF THE WVRIFA PARTICIPATION COMMITTEE

ADMINISTERED BY:

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

The WVRIFA Participation Committee Meeting adjourned at 11:08 a.m.

Virginia Mullen, Recording Secretary
WVRIFA Participation Committee

ADMINISTERED BY:

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

Board of Directors Joint Meeting with Participation Committee

August 21, 2026

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Consent Agenda

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Public Comment Period

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Drainage Improvement Project Update

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Project Completion

- Final ESC/VSMP inspection delayed by insufficient vegetation growth.
- Area required additional seeding in June to improve stabilization.
- Closeout of project occurred in July and final VBRSP reimbursement submitted to VEDP.



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Change Order

- Project required an additional \$38,675 for the removal of trench rock.



Total Project Cost

- \$510,128

VBRSP Total Reimbursement

- \$504,149



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Closed Meeting (2.2-3711 A.3)

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Closed Meeting Certification Resolution

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Other Business

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WESTERN VIRGINIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

PARTICIPATION COMMITTEE Wood Haven Road Project

September 8, 2026

Dear Participation Committee Members:

This is to request a Closed Meeting during the special called meeting of the WVRIFA Participation Committee on Friday, September 11, 2026, at 4:00 p.m. at the Roanoke Regional Partnership (Conference Room) 111 Franklin Road SE Ste. 333, Roanoke, VA 24011.

The Closed Meeting is pursuant to Section 2.2-3711 A. 3. of the Code of Virginia, 1950, as amended, for the purpose of discussion or consideration of 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.

Sincerely,

Chris Dorsey
Chair
WVRIFA Participation Committee

Administered by:

Roanoke Valley-Alleghany Regional Commission
P.O. Box 2569, Roanoke, VA 24010
540.343.4417 / info@wvrifa.org / www.wvrifa.org

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 11th day of September 2026