

BOARD OF DIRECTORS' SPECIAL CALLED MEETING of the Western Virginia Regional Industrial Facility Authority

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 Participation Committee (both meetings will be held in conjunction with each other on the same date, time and location.)

AGENDA

1. Welcome, Call to Order Vice Chair Caywood
2. Roll Call Virginia Mullen
3. **Action Requested:** Approval of Consent Agenda Items..... Vice Chair Caywood
 - A. Approval of Agenda
 - B. August 21, 2026 WVRIFA Board Meeting Minutes, pp. 2 – 9
4. Public Comment Period Vice Chair Caywood

The WVRIFA Board 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. 10 Vice Chair Caywood

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 Board Mtg. Vice Chair Caywood
7. Adoption of Certification Resolution of Closed Meeting, p. 11 Vice Chair Caywood
8. Action by the Board as a Result of the Closed Meeting Vice Chair Caywood
9. Other Business Vice Chair Caywood
10. Adjournment

ADMINISTERED BY:

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

MINUTES

The August meeting of the Western Virginia Regional Industrial Facility Authority (WVRIFA) Board 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 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 10:00 a.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; Richard Caywood, Roanoke County; Doug Blount, Roanoke County; Marc Nelson, City of Roanoke; Boyd Johnson, City of Roanoke; Rob Light, City of Salem; Tommy Miller, City of Salem; Richard "Pete" Peters, Town of Vinton; Cody Sexton, Town of Vinton.

Chair Larrowe recognized and welcomed the newest WVRIFA Board member, Mr. Boyd Johnson, representing the City of Roanoke.

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: Pete Eshelman, Roanoke Regional Partnership; Alexia Partouche, Roanoke Times; Ben Verschoor, Southwest Virginia Data Center Transparency Alliance.

3. ACTION REQUESTED: APPROVAL OF THE CONSENT AGENDA ITEMS

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

Chair Larrowe noted the following amendment to the agenda: after item #5 the Board will adjourn and the Participation Committee would proceed toward closed session.

Motion: by Richard Caywood to approve consent agenda items (A), as amended, and (B), and (C), as presented. The motion was seconded by Marc Nelson.

WVRIFA Board Action: Motion carried unanimously.

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 PROJECT 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.

Note for items 6 through 9 of the agenda packet: Agenda items 6 through 9 were not taken up by the Board. The Board adjourned following Item 5 per the agenda modification.

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ADJOURNMENT OF THE WVRIFA BOARD OF DIRECTORS' MEETING

The WVRIFA Board of Directors' meeting adjourned at 10:11 a.m.

Richard "Pete" Peters, Secretary
WVRIFA Board of Directors

Attest

ADMINISTERED BY:

Roanoke Valley-Alleghany Regional Commission
313 Luck Avenue, SW, Roanoke, VA 24016
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Board of Directors Joint Meeting with Participation Committee

August 21, 2026

WESTERN VIRGINIA
REGIONAL INDUSTRIAL FACILITY AUTHORITY



Consent Agenda

WESTERN VIRGINIA
REGIONAL INDUSTRIAL FACILITY AUTHORITY



Public Comment Period

WESTERN VIRGINIA
REGIONAL INDUSTRIAL FACILITY AUTHORITY



Drainage Improvement Project Update

WESTERN VIRGINIA
REGIONAL INDUSTRIAL FACILITY AUTHORITY



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.



WESTERN VIRGINIA
REGIONAL INDUSTRIAL FACILITY AUTHORITY

Change Order

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



Total Project Cost

- \$510,128

VBRSP Total Reimbursement

- \$504,149



WESTERN VIRGINIA
REGIONAL INDUSTRIAL FACILITY AUTHORITY

Closed Meeting (2.2-3711 A.3)

WESTERN VIRGINIA
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Closed Meeting Certification Resolution

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Other Business

WESTERN VIRGINIA
REGIONAL INDUSTRIAL FACILITY AUTHORITY



WESTERN VIRGINIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

September 8, 2026

Dear WVRIFA Board Members:

This is to request a Closed Meeting during the special called meeting of the WVRIFA Board 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,

Richard Caywood
Vice Chair
WVRIFA Board

CERTIFICATION RESOLUTION

**RESOLUTION CERTIFYING CLOSED MEETING WAS HELD IN CONFORMITY
WITH THE CODE OF VIRGINIA**

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 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 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.

The 11th day of September 2026

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