Agenda
November 21, 2024
6:00 p.m.— Pulaski County Innovation Center, Fairlawn, VA

I. CALL TO ORDER

II. CONSENT AGENDA
- A. Approval of Minutes for September
- B. Approval of Treasurer's Report for September and October

III. COMMONWEALTH INTERGOVERNMENTAL REVIEW PROCESS
- A. Projects Signed-off by the staff
  1. Radford University Combined Heating and Power Cogeneration Facility
  2. State Corporation Commission- Hecate Energy Bella Terra Solar
  3. Virginia Tech New Business Building
- B. Regular Project Review
  1. New River Valley – Cambria Station & Radford Layover Facility

IV. PUBLIC ADDRESS

V. CHAIR'S REPORT

VI. EXECUTIVE DIRECTOR'S REPORT

VII. REVIEW OF MUTUAL CONCERNS AND COMMISSIONERS' REPORTS

VIII. OLD BUSINESS

IX. NEW BUSINESS

A. Appoint Regional Economic Strategy Committee Members
Leo Priddy, Regional Economic Development Specialist
Commission Action

B. Set FY26 Per Capita Assessment
Kevin Byrd, Executive Director
Commission Action

C. Charter Amendment for Office Location
Kevin Byrd, Executive Director
Commission Action

D. Resolution Approving Purchase of Real Estate
Kevin Byrd, Executive Director
Commission Action

E. New Office Space Considerations
Kevin Byrd, Executive Director
Commission Discussion

F. Next Meeting: January 23rd

All meeting materials posted on the Commission website www.nrvrc.org

The New River Valley Regional Commission provides area wide planning for the physical, social, and economic elements of the district; encourages and assists local governments in planning for their future; provides a means of coordinating federal, state, and local efforts to resolve area problems; provides a forum for review of mutual concerns; and implements services upon request of member local governments.

NRVRC
new river valley regional commission
6580 Valley Center Drive | Suite 124 | Radford, VA 24141 | 540-639-9313
NRVRC.ORG

MEMORANDUM

To: **NRVRC Board Members**

From: **Jessica Barrett, Finance Director**

Date: **October 16, 2024**

Re: **September 2024 Financial Statements**

The September 2024 Agencywide Revenue and Expenditure Report and Balance Sheet are enclosed for your review. Financial reports are reviewed by the Executive Committee prior to inclusion in the meeting packet.

The Agencywide Revenue and Expense report compares actual year to date receipts and expenses to the FY24-25 budget adopted by the Commission at the June 27, 2024 meeting. The financial operations of the agency are somewhat fluid and projects, added and modified throughout the year, along with the high volume of Workforce program activities, impact the adopted budget. To provide clarity, Commission and Workforce Development Board activities are separated on the agencywide report.

As of month-end September 2024 (25% of the fiscal year), Commission year to date revenues are 9% and expenses are 8% of adopted budget. The two largest budget expense lines, Salary and Fringe, are in line with budget at 23% and 25%, respectively.

Looking at the balance sheet, Accounts Receivable is $1,124,887. Of this total, Workforce receivables are $405,807 (36%) and current. The Executive Committee reviews all aged receivables over 60 days and no receivables are deemed uncollectible. Net Projects ($32,087) represent in process projects that have not been invoiced and posted to receivables.

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New River Valley Regional Commission
Balance Sheet
9/30/2024

		Prior Month	Current Month
Assets:			
	Operating Account	72,955	79,355
	First Bank & Trust - Bland/Montgomery Broadband	1,731,468	1,590,545
	First Bank & Trust - Pulaski County Broadband	2,054,248	2,060,793
	Money Market	116,093	116,510
	Accounts Receivable	915,025	1,124,887
	Loans Receivable - Revolving Loan Fund	36,279	35,718
	Restricted Cash - Revolving Loan Fund	71,416	72,097
	Commission Vehicles	32,365	32,365
	Total Assets:	5,029,849	5,112,269
Liabilities:	Accounts Payable	136,919	278,628
	Accrued Annual Leave	120,159	120,159
	Accrued Unemployment	33,823	33,974
	Expense Reimbursement	6,157	5,713
	Funds on Hand - Montgomery County Broadband	1,656,594	1,509,090
	Funds on hand - Pulaski County Broadband	2,000,000	2,000,000
	Total Liabilities:	3,953,651	3,947,564
Projects:	Net Projects	(147,786)	(32,087)
(Equity Accounts)	Current Year Unrestricted	203,082	171,509
	Unrestricted Net Assets	913,441	913,441
	Restricted Net Assets - Revolving Loan Fund	107,467	107,467
	Total Projects (Equity)	1,076,204	1,160,330
	Total Liabilities and Projects	5,029,855	5,107,894
	Net Difference to be Reconciled	(6)	4,375
	Total Adjustments to Post*	(6)	4,375
	Unreconciled Balance (after adjustment)	0	0

*YTD adjustment to Accrued Leave. Final adjustment posted to general ledger at fiscal year end closeout.

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New River Valley Regional Commission
Revenue and Expenditures -September 2024

FY24-25 Budget		September 2024	YTD	Under/Over	(25% of FY) % Budget
NRVRC Anticipated Revenues	Budget				
ARC Annual Admin Grant	89,160	0	22,290	66,870	25.00%
ARC POWER Water Trail Implementation	35,000	0	0	35,000	0.00%
ARC LDD READY Appalachia	35,319	6,382	6,382	28,937	18.07%
ARC Passenger Rail Station Development	20,000	0	0	20,000	0.00%
ARC Broadband Bland	449,764	0	0	449,764	0.00%
VATI/ARC Digital Opportunity Grant	75,000	0	0	75,000	0.00%
Local Assessment	241,429	0	241,429	0	100.00%
DHCD - Administrative Grant	114,971	0	0	114,971	0.00%
DHCD VATI 2022	31,462,712	863,204	2,193,934	29,268,778	6.97%
DRPT RIDE Solutions NRV	93,884	19,878	19,878	74,006	21.17%
EDA	70,000	17,500	17,500	52,500	25.00%
EDA Tech Hub	168,000	15,521	15,521	152,479	9.24%
Go Virginia Scale Up	6,550	0	0	6,550	0.00%
Workforce Fiscal Agent	75,000	18,750	18,750	56,250	25.00%
Workforce Power Fiscal Agent	15,000	0	15,000	0	100.00%
Workforce YouthBuild Fiscal Agent	12,500	0	12,500	0	100.00%
Workforce Ready SWVA Fiscal agent	5,500	0	5,500	0	100.00%
Workforce WORC Fiscal agent	25,000	0	12,500	12,500	50.00%
Workforce WIOA Soft Skills Fiscal Agent	1,500	0	1,500	0	100.00%
Workforce WIOA Supplemental Fiscal Agent	1,500	0	1,500	0	100.00%
Workforce WIOA Technical Skills Fiscal Agent	2,000	0	2,000	0	100.00%
Workforce Trades Gap Fiscal Agent	25,000	0	12,500	12,500	50.00%
Workforce YouthBuild Build Your Career Fiscal Age	20,000	0	12,500	7,500	62.50%
VDOT	58,000	15,872	15,872	42,128	27.36%
Floyd County	79,000	14,647	23,897	55,103	30.25%
Floyd Town	15,000	4,922	4,922	10,078	32.81%
Giles County	27,000	0	0	27,000	0.00%
Giles County Broadband	30,000	0	0	30,000	0.00%
Narrows Town	37,500	4,886	4,886	32,614	13.03%
Pearisburg Town	10,000	4,075	4,075	5,925	0.00%
Montgomery County VATI 2021	2,000	0	0	2,000	0.00%
Montgomery County VATI 2022	2,660,859	147,504	375,415	2,285,444	14.11%
Montgomery County Opiod Abatement	720,000	35,008	121,607	598,393	16.89%
Blacksburg Town	18,000	4,500	4,500	13,500	25.00%
Christiansburg Town	42,157	8,310	8,310	33,847	19.71%
Pulaski County	10,000	1,817	1,817	8,183	18.17%
Pulaski County VATI	966,429	0	0	966,429	0.00%
Pulaski Town	30,000	0	0	30,000	0.00%
Radford City	21,299	8,229	8,229	13,070	38.63%
MM Interest	4,500	417	1,383	3,117	30.73%
Interest Income - VATI	150,000	13,126	43,434	106,566	28.96%
Miscellaneous Income	0	150	195	(195)	0.00%
Virginia's First	16,080	7,500	7,500	8,580	46.64%
NRV MPO	108,216	14,852	14,852	93,364	13.72%
Pembroke	5,016	0	0	5,016	0.00%
Dept of Environmental Quality	65,750	5,102	5,102	60,648	7.76%
VHDA	54,375	10,109	10,109	44,266	18.59%
Southwest Virginia SWMA	11,500	4,400	7,900	3,600	68.70%
Virginia Recycling Association	15,000	0	3,750	11,250	25.00%
VDH New River Health District	125,000	25,483	55,709	69,291	44.57%
RVARC	0	2,500	2,500	(2,500)	0.00%
NRV Passenger Rail Authority	76,500	26,910	26,910	49,590	35.18%
New River Conservancy	45,000	0	0	45,000	0.00%
Regional Housing Trust Fund	50,000	0	0	50,000	0.00%
Revolving Loan - Interest	1,400	121	368	1,032	26.31%
Sub Total Revenues	**38,500,370**	**1,301,675**	**3,364,426**	**35,135,944**	**8.74%**
Expenses					
Salaries	1,757,236	133,326	399,482	1,357,754	22.73%
Fringe Benefits	495,526	40,205	125,772	369,754	25.38%
Travel	46,239	1,743	5,548	40,691	12.00%
Office Space	69,000	5,727	17,182	51,818	24.90%
Communications	21,000	4,214	7,159	13,841	34.09%
Office Supplies	126,278	2,528	8,681	117,597	6.87%
Postage	1,300	122	246	1,054	18.94%
Printing	8,000	5,500	5,500	2,500	68.75%
Copier Usage/Maintenance	1,400	174	381	1,019	27.24%
Outreach/Media Adv	18,001	629	629	17,372	3.50%
Equipment Rent/Copier	3,000	223	670	2,330	22.34%
Fleet Vehicles	1,600	309	565	1,035	35.30%
Dues/Publications	19,955	4,500	6,780	13,175	33.98%
Training/Staff Development	49,500	2,626	18,445	31,055	37.26%
Insurance	5,000	1,360	2,606	2,395	52.11%
Meeting Costs	24,150	3,492	6,831	17,319	28.28%
Capital Outlay	50,000	0	25,000	25,000	0.00%
Contractual Services	35,740,330	1,011,570	2,576,058	33,164,272	7.21%
Professional Services Audit/Legal	56,150	7,559	16,697	39,453	29.74%
Miscellaneous/Fees	6,705	293	771	5,935	11.49%
Reimbursed Expenses	0	(8,552)	0	0	0.00%
Sub Total Expenses	**38,500,370**	**1,217,548**	**3,225,004**	**35,275,367**	**8.38%**
NRVRC Balance	**0**	**84,127**	**139,422**		

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New River/Mount Rogers Workforce Development Board
Revenue and Expenditures - September 2024

NR/MR WDB Anticipated Revenues		September 2024	YTD	Under/Over	(25% of FY) % Budget
Workforce Development Area	4,294,437	245,404	681,234	3,613,203	15.86%
Sub Total Revenues		**245,404**	**681,234**	**3,613,203**	
Expenses					
Salaries	766,620	77,859	228,411	538,209	29.79%
Fringe Benefits	275,983	24,907	74,772	201,211	27.09%
Travel	45,000	4,847	15,091	29,909	33.54%
Office Space	26,000	2,541	10,141	15,859	39.00%
Communications	16,000	2,937	6,652	9,348	41.58%
Office Supplies	34,000	4,064	5,418	28,582	15.93%
Postage	250	0	6	244	2.45%
Printing	2,000	0	0	2,000	0.00%
Copier Usage/Maintenance	5,500	0	165	5,335	3.00%
Outreach/Media Adv	88,000	5,045	7,627	80,373	8.67%
Equipment Rent/Copier	1,700	104	313	1,387	18.40%
Dues/Publications	8,000	0	0	8,000	0.00%
Training/Staff Development	12,000	4,207	16,421	(4,421)	136.84%
Insurance	5,000	4	3,789	1,211	75.78%
Meeting Costs	61,000	3,166	3,638	57,362	5.96%
Contractual Services	2,898,794	115,379	308,282	2,590,512	10.63%
Professional Services Audit/Legal	12,200	0	59	12,141	0.48%
Miscellaneous/Fees	36,390	0	0	36,390	0.00%
Reimbursed Expenses	0	345	450	0	0.00%
Sub Total Expenses	**4,294,437**	**245,404**	**681,234**	**3,613,653**	**15.86%**
NR/MR WDB Balance	**0**	**0**	**0**		

Total Agency R&E		September 2024	YTD	
Anticipated Revenue	**42,794,807**	**1,547,079**	**4,045,660**	**9.45%**
Anticipated Expense	**42,794,807**	**1,462,952**	**3,906,238**	**9.13%**
Balance		**84,127**	**139,422**	

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NRVRC
new river valley regional commission
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MEMORANDUM

To: **NRVRC Board Members**

From: **Jessica Barrett, Finance Director**

Date: **November 13, 2024**

Re: **October 2024 Financial Statements**

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As of month-end October 2024 (33% of the fiscal year), Commission year to date revenues are 9% and expenses are 9% of adopted budget. The two largest budget expense lines, Salary and Fringe, are in line with budget at 30% and 34%, respectively.

Looking at the balance sheet, Accounts Receivable is $1,005,075. Of this total, Workforce receivables are $320,996 (32%) and current. The Executive Committee reviews all aged receivables over 60 days and no receivables are deemed uncollectible. Net Projects ($141,435) represent in process projects that have not been invoiced and posted to receivables.

Counties
Floyd | Giles
Montgomery | Pulaski

City
Radford

Towns
Blacksburg | Christiansburg
Floyd | Narrows | Pearisburg
Pembroke | Pulaski | Rich Creek

Higher Education
Virginia Tech | Radford University
New River Community College

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New River Valley Regional Commission
Balance Sheet
10/31/2024

		Prior Month	Current Month
Assets:			
	Operating Account	79,355	126,701
	First Bank & Trust - Bland/Montgomery Broadband	1,590,545	1,595,746
	First Bank & Trust - Pulaski County Broadband	2,060,793	2,067,531
	Money Market	116,510	116,930
	Accounts Receivable	1,124,887	1,005,075
	Loans Receivable - Revolving Loan Fund	35,718	35,156
	Restricted Cash - Revolving Loan Fund	72,097	72,779
	Commission Vehicles	32,365	32,365
	Total Assets:	5,112,269	5,052,282
Liabilities:	Accounts Payable	278,628	274,008
	Accrued Annual Leave	120,159	120,159
	Accrued Unemployment	33,974	34,110
	Expense Reimbursement	5,713	3,344
	Funds Held for Others	0	64,068
	Funds on Hand - Montgomery County Broadband	1,509,090	1,509,090
	Funds on hand - Pulaski County Broadband	2,000,000	2,000,000
	Total Liabilities:	3,947,564	4,004,777
Projects:	Net Projects	(32,087)	(141,435)
(Equity Accounts)	Current Year Unrestricted	171,509	160,016
	Unrestricted Net Assets	913,441	913,441
	Restricted Net Assets - Revolving Loan Fund	107,467	107,467
	Total Projects (Equity)	1,160,330	1,039,489
	Total Liabilities and Projects	5,107,894	5,044,266
	Net Difference to be Reconciled	4,375	8,016
	Total Adjustments to Post*	4,375	8,016
	Unreconciled Balance (after adjustment)	0	0

*YTD adjustment to Accrued Leave. Final adjustment posted to general ledger at fiscal year end closeout.

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New River Valley Regional Commission
Revenue and Expenditures -October 2024

FY24-25 Budget		October 2024	YTD	Under/Over	(33% of FY) % Budget
NRVRC Anticipated Revenues	Budget				
ARC Annual Admin Grant	89,160	22,290	44,580	44,580	50.00%
ARC POWER Water Trail Implementation	35,000	0	0	35,000	0.00%
ARC LDD READY Appalachia	35,319	0	6,382	28,937	18.07%
ARC Passenger Rail Station Development	20,000	0	0	20,000	0.00%
ARC Broadband Bland	449,764	0	0	449,764	0.00%
VATI/ARC Digital Opportunity Grant	75,000	0	0	75,000	0.00%
Local Assessment	241,429	0	241,429	0	100.00%
DHCD - Administrative Grant	114,971	0	0	114,971	0.00%
DHCD VATI 2022	31,462,712	0	2,193,934	29,268,778	6.97%
DRPT RIDE Solutions NRV	93,884	0	19,878	74,006	21.17%
EDA	70,000	0	17,500	52,500	25.00%
EDA Tech Hub	168,000	0	15,521	152,479	9.24%
Go Virginia Scale Up	6,550	0	0	6,550	0.00%
Workforce Fiscal Agent	75,000	0	18,750	56,250	25.00%
Workforce Power Fiscal Agent	15,000	0	15,000	0	100.00%
Workforce YouthBuild Fiscal Agent	12,500	0	12,500	0	100.00%
Workforce Ready SWVA Fiscal agent	5,500	0	5,500	0	100.00%
Workforce WORC Fiscal agent	25,000	0	12,500	12,500	50.00%
Workforce WIOA Soft Skills Fiscal Agent	1,500	0	1,500	0	100.00%
Workforce WIOA Supplemental Fiscal Agent	1,500	0	1,500	0	100.00%
Workforce WIOA Technical Skills Fiscal Agent	2,000	0	2,000	0	100.00%
Workforce Trades Gap Fiscal Agent	25,000	0	12,500	12,500	50.00%
Workforce YouthBuild Build Your Career Fiscal Agei	20,000	0	12,500	7,500	62.50%
VDOT	58,000	0	15,872	42,128	27.36%
Floyd County	79,000	0	23,897	55,103	30.25%
Floyd Town	15,000	0	4,922	10,078	32.81%
Giles County	27,000	0	0	27,000	0.00%
Giles County Broadband	30,000	0	0	30,000	0.00%
Narrows Town	37,500	0	4,886	32,614	13.03%
Pearisburg Town	10,000	0	4,075	5,925	0.00%
Montgomery County VATI 2021	2,000	508	508	1,492	25.39%
Montgomery County VATI 2022	2,660,859	0	375,415	2,285,444	14.11%
Montgomery County Opiod Abatement	720,000	21,806	143,413	576,587	19.92%
Blacksburg Town	18,000	0	4,500	13,500	25.00%
Christiansburg Town	42,157	0	8,310	33,847	19.71%
Pulaski County	10,000	0	1,817	8,183	18.17%
Pulaski County VATI	966,429	0	0	966,429	0.00%
Pulaski Town	30,000	0	0	30,000	0.00%
Radford City	21,299	0	8,229	13,070	38.63%
MM Interest	4,500	420	1,802	2,698	40.05%
Interest Income - VATI	150,000	11,939	55,373	94,627	36.92%
Miscellaneous Income	0	284	478	(478)	0.00%
Virginia's First	16,080	0	7,500	8,580	46.64%
NRV MPO	108,216	0	14,852	93,364	13.72%
Pembroke	5,016	0	0	5,016	0.00%
Dept of Environmental Quality	65,750	0	5,102	60,648	7.76%
VHDA	54,375	0	10,109	44,266	18.59%
Southwest Virginia SWMA	11,500	0	7,900	3,600	68.70%
Virginia Recycling Association	15,000	3,750	7,500	7,500	50.00%
VDH New River Health District	125,000	26,809	82,518	42,482	66.01%
RVARC	0	0	2,500	(2,500)	0.00%
NRV Passenger Rail Authority	76,500	0	26,910	49,590	35.18%
New River Conservancy	45,000	0	0	45,000	0.00%
Regional Housing Trust Fund	50,000	0	0	50,000	0.00%
Revolving Loan - Interest	1,400	119	487	913	34.82%
Sub Total Revenues	**38,500,370**	**87,925**	**3,452,351**	**35,048,020**	**8.97%**
Expenses					
Salaries	1,757,236	134,805	534,287	1,222,949	30.40%
Fringe Benefits	495,526	41,391	167,163	328,363	33.73%
Travel	46,239	3,916	9,465	36,774	20.47%
Office Space	69,000	5,727	22,910	46,090	33.20%
Communications	21,000	1,536	8,695	12,305	41.41%
Office Supplies	126,278	995	9,676	116,602	7.66%
Postage	1,300	516	762	538	58.59%
Printing	8,000	0	5,500	2,500	68.75%
Copier Usage/Maintenance	1,400	93	474	926	33.89%
Outreach/Media Adv	18,001	0	629	17,372	3.50%
Equipment Rent/Copier	3,000	223	894	2,106	29.79%
Fleet Vehicles	1,600	20	585	1,015	36.54%
Dues/Publications	19,955	0	6,780	13,175	33.98%
Training/Staff Development	49,500	1,379	19,824	29,676	40.05%
Insurance	5,000	0	2,606	2,395	52.11%
Meeting Costs	24,150	3,516	10,347	13,803	42.84%
Capital Outlay	50,000	12,500	37,500	12,500	0.00%
Contractual Services	35,740,330	862	2,576,920	33,163,410	7.21%
Professional Services Audit/Legal	56,150	821	17,518	38,632	31.20%
Miscellaneous/Fees	6,705	298	1,068	5,637	15.93%
Reimbursed Expenses	0	168	168	(168)	0.00%
Sub Total Expenses	**38,500,370**	**208,766**	**3,433,770**	**35,066,601**	**8.92%**
NRVRC Balance	**0**	**(120,842)**	**18,581**		

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New River/Mount Rogers Workforce Development Board
Revenue and Expenditures - October 2024

NR/MR WDB Anticipated Revenues		October 2024	YTD	Under/Over	(33% of FY) % Budget
Workforce Development Area	4,294,437	143,708	824,942	3,469,495	19.21%
Sub Total Revenues		**143,708**	**824,942**	**3,469,495**	
Expenses					
Salaries	766,620	78,314	306,725	459,895	40.01%
Fringe Benefits	275,983	25,307	100,079	175,904	36.26%
Travel	45,000	2,520	17,611	27,389	39.14%
Office Space	26,000	4,481	14,622	11,378	56.24%
Communications	16,000	1,452	8,104	7,896	50.65%
Office Supplies	34,000	1,102	6,519	27,481	19.17%
Postage	250	0	6	244	2.45%
Printing	2,000	0	0	2,000	0.00%
Copier Usage/Maintenance	5,500	0	165	5,335	3.00%
Outreach/Media Adv	88,000	410	8,037	79,963	9.13%
Equipment Rent/Copier	1,700	181	493	1,207	29.02%
Dues/Publications	8,000	0	0	8,000	0.00%
Training/Staff Development	12,000	542	16,963	(4,963)	141.35%
Insurance	5,000	0	3,789	1,211	75.78%
Meeting Costs	61,000	0	3,638	57,362	5.96%
Contractual Services	2,898,794	29,850	338,132	2,560,662	11.66%
Professional Services Audit/Legal	12,200	0	59	12,141	0.48%
Miscellaneous/Fees	36,390	0	0	36,390	0.00%
Reimbursed Expenses	0	(450)	0	0	0.00%
Sub Total Expenses	**4,294,437**	**143,708**	**824,942**	**3,469,495**	**19.21%**
NR/MR WDB Balance	**0**	**0**	**0**		

Total Agency R&E		October 2024	YTD	
Anticipated Revenue	**42,794,807**	**231,633**	**4,277,293**	**9.99%**
Anticipated Expense	**42,794,807**	**352,474**	**4,258,712**	**9.95%**
Balance		**(120,842)**	**18,581**	

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COMMONWEALTH INTERGOVERNMENTAL REVIEW MEMORANDUM

TO: Regional Commission Board Members

FROM: Kevin R. Byrd, Executive Director

AGENDA ITEM: III. Intergovernmental Review Process, A. Projects signed off by Staff, Item #1

CIRP Review November 15, 2024

PROJECT: Radford University Combined Heating and Power Cogeneration Facility

SUBMITTED BY: DEQ

PROJECT DESCRIPTION: The Department of Environmental Quality is requesting comments on an environmental impact report.

PROJECT SENT FOR REVIEW TO: Commission Board Members

1.0 INTRODUCTION

Review Agency Virginia Department of Environmental Quality (State Agency Code 440)

Project Combined Heating and Power Cogeneration Facility

Proponent Agency Radford University (State Agency Code 217)

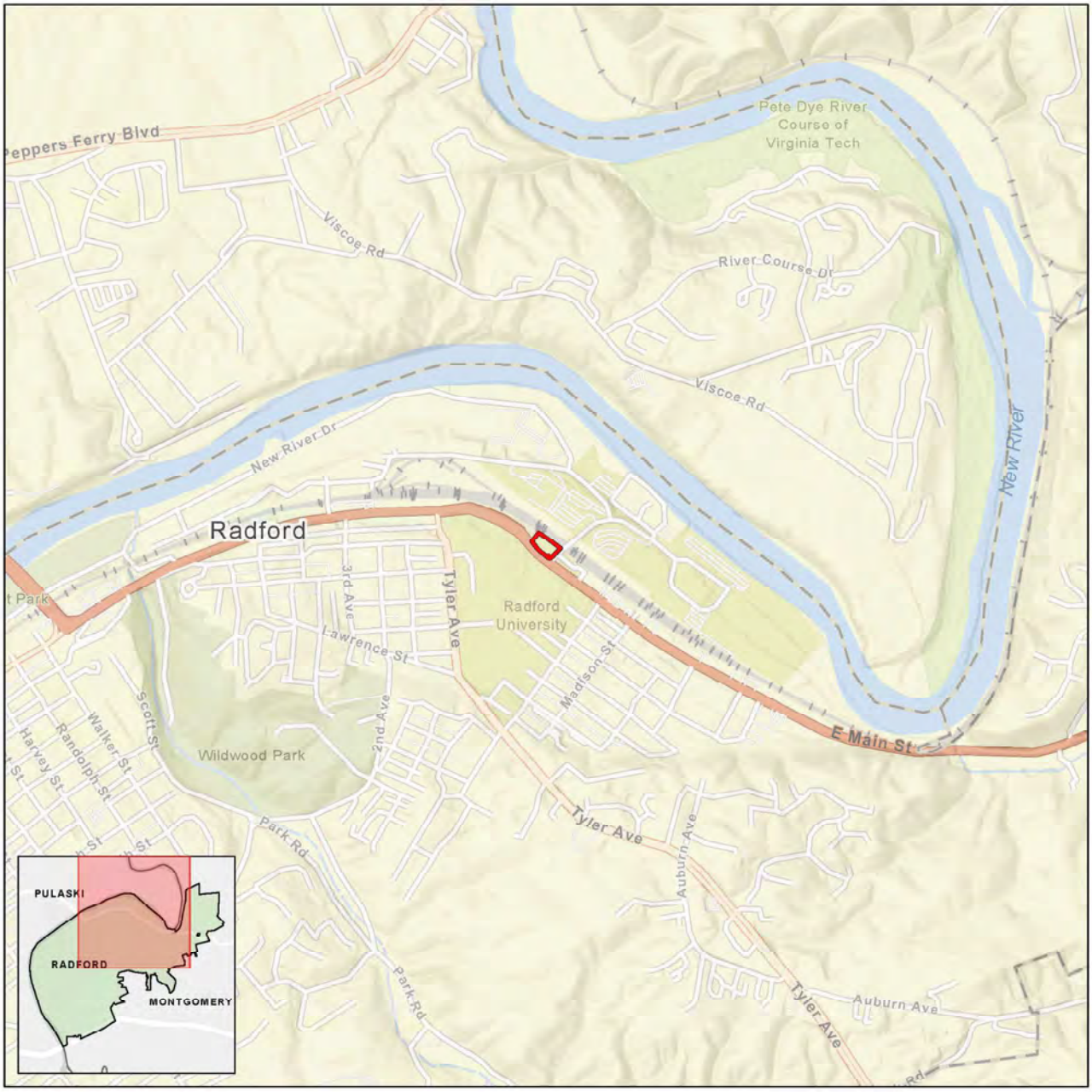
Agency Contact
Richard Farthing
Radford University
Director, Capital Planning and Construction
Radford, VA 24142
540-831-7817
Rfarthing1@radford.edu

1.1 Purpose of the Environmental Impact Report

This Environmental Impact Report (EIR) assesses the environmental consequences associated with installing a new Combined Heating and Power Cogeneration Facility (CHP) at Radford University (RU) Central Campus in the city of Radford, Virginia. Since the cost of this state facility would exceed $500,000, the Proposed Action is classified as a "major State project." Therefore, an EIR is required under Code of Virginia §10.1-1188. This EIR was prepared in accordance with the Virginia Department of Environmental Quality's (DEQ) *Procedure Manual - Environmental Impact Review of Major State Facilities* (DEQ 2021).

The project vicinity is shown on **Figure 1**, a topographic map is shown on **Figure 2**, and an aerial photograph showing the Art Annex, Boiler House, and other campus facilities near the project site is provided as **Figure 3**.

Section 1.0 of the EIR provides background information and context for the Proposed Action. Alternatives to the Proposed Action are described in **Section 2.0**. The existing resource conditions in the project area (affected environment) and potential impacts of the Proposed Action are described in **Sections 3.0** and **4.0**, respectively. Additional supporting information is presented in the appendices.



Project Vicinity
Radford University Combined Heating and Power Cogeneration Facility
WSSI# 35039.01

NORTH
0 2,000
Feet
Original Scale:
1 " = 2,000 '

Source: ESRI Base Maps

Wetland Studies and Solutions, Inc.
a DAVEY company

Figure 1

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COMMONWEALTH INTERGOVERNMENTAL REVIEW MEMORANDUM

TO: Regional Commission Board Members

FROM: Kevin R. Byrd, Executive Director

AGENDA ITEM: III. Intergovernmental Review Process, A. Projects signed off by Staff, Item #2

CIRP Review November 15, 2024

PROJECT: State Corporation Commission- Hecate Energy Bella Terra Solar

SUBMITTED BY: DEQ

PROJECT DESCRIPTION: The Department of Environmental Quality is requesting comments on an environmental impact report.

PROJECT SENT FOR REVIEW TO: Commission Board Members

1.0 PROJECT DESCRIPTION

Hecate Energy Bella Terra, LLC ("Bella Terra LLC") is submitting an application ("Application") to the State Corporation Commission ("SCC") for a Certificate of Public Convenience and Necessity ("CPCN") to construct, own, and operate the following facilities in Pulaski County, Virginia: (i) the 34.5 kV Medium Voltage Cable[1]; (ii) the Bella Terra Project Substation; (iii) the Gen-Tie Line; and (iv) the Bella Terra Switchyard (collectively the "Transmission Facilities"). The Transmission Facilities are necessary to connect the 100 MW photovoltaic system, which consists of photovoltaic modules and arrays, wires, lines, hardware, equipment, and other associated facilities (the "Solar Facilities"), to the POI with APCO's facilities. The Transmission Facilities will be dedicated exclusively for use by Bella Terra in connection with the Project.

For purposes of the CPCN Application, the Solar Facilities and Transmission Facilities that compose Bella Terra LLC's small renewable (solar) energy project are referred to collectively as the "Project." The Transmission Facilities are necessary and integral components needed to connect the Solar Facilities' component of the Project to the transmission grid for the sale of electricity, capacity and other services into the PJM Interconnection, L.L.C. ("PJM") market.

Importantly, this CPCN Application pertains to the Transmission Facilities **only**. Bella Terra LLC is separately filing a Permit by Rule ("PBR") application (as amended) for the entire Project with the DEQ

As such, this supplement contains an analysis of environmental effects relating to the proposed Transmission Facilities only.

[1] Based on preliminary engineering design and except for unforeseen circumstances, the medium voltage cable is intended to be constructed underground. Further discussion of the medium voltage cable in this document assumes that the cable will be constructed underground.

2.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

A. AIR QUALITY

2.A.1 Air Emissions

The Transmission Facilities will not emit any pollutants during operations. Bella Terra LLC will control fugitive dust during construction in accordance with DEQ regulations. During construction, if the weather is dry for an extended period of time, there may be airborne particles from the use of vehicles and equipment within the limits of the Transmission Facilities. However, minimal earth disturbance will take place and vehicle speed, which is often a factor in airborne particulate, will be kept to a minimum. Erosion and sediment control is addressed in Section 2.H, below. Equipment and vehicles that are powered by gasoline or diesel motors will also be used during the construction of the Transmission Facilities so there will be exhaust from those motors.

The 100-foot Gen-Tie Line ROW and 203-to-210-foot 34.5 kV Medium Voltage Cable ROW will be mechanically cleared; however, no grubbing is proposed. Bella Terra, LLC does not expect to burn cleared material, but if it becomes necessary, Bella Terra, LLC will coordinate with the responsible locality to ensure all local ordinances are met.

2.A.2 Applicable Permit Requirements

The Transmission Facilities do not require any air permits, will not emit pollutants during operations, and will not need emissions offsets or allowances.

2.A.3 Ambient Air Quality Effects

The Transmission Facilities will have no ambient air quality effects.

B. WATER SOURCE

No water source is required for the installation or operation of the Transmission Facilities so this discussion will focus on any waterbodies within the limits of the Transmission Facilities.

The Transmission Facilities are located within the Upper New River watershed, Hydrologic Unit Code 05050001. According to the U.S. Geologic Survey ("USGS") National Hydrography Dataset ("NHD") and onsite wetland delineations, there are no waterbodies within the proposed Transmission Facilities.

C. DISCHARGE OF COOLING WATERS

No discharge of cooling waters is associated with the installation or operation of the Transmission Facilities.

D. TIDAL AND NON-TIDAL WETLANDS

No tidal wetlands were identified within the proposed Transmission Facilities.

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Wetlands Impact Consultation

In April 2024, Stantec performed a field delineation of wetlands and other Waters of the United States ("WOTUS") within the Transmission Facilities in accordance with the methods outlined in the 1987 *Corps of Engineers Wetland Delineation Manual,* and the *2012 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Eastern Mountains and Piedmont Region (version 2.0).* No wetlands or WOTUS were delineated within the Transmission Facilities. A request for an Approved Jurisdictional Determination ("AJD") to confirm absence of wetlands and other waters of the U.S. was submitted to U.S. Army Corps of Engineers ("Corps") on July 2, 2024 (**Attachment 2.D.1**).

E. FLOODPLAINS

The Transmission Facilities are entirely within National Floodplain Insurance Program Flood Insurance Rate Map ("FIRM") panel 51155C0075H, dated January 11, 2024. The Transmission Facilities do not cross any regulatory floodplains. Based upon the preliminary design, no aspect of the Transmission Facilities will be within a regulatory floodplain.

F. SOLID AND HAZARDOUS WASTE

On behalf of Bella Terra LLC, Stantec conducted database searches for solid and hazardous wastes and petroleum release sites within a 0.5-mile radius of the proposed Transmission Facilities to identify sites that may impact the Transmission Facilities (**Attachment 2.F.1**). Publicly available data from the Environmental Protection Agency ("EPA") Facility Registry System ("FRS") was obtained, which provides information about facilities, sites, or places subject to environmental regulation by the EPA or other state authority, including sites that fall under air emissions or of environmental interest. Although this data set contains all sites subject to environmental regulation by the EPA or other state authority, including sites that fall under air emissions or wastewater programs, the results reported here only include those sites which fall under the EPA's hazardous waste, solid waste, remediation, and underground storage tank programs, such as brownfield sites or those covered under the Comprehensive Environmental Response, Compensation, and Liability Act ("CERCLA"), or the Resource Conservation and Recovery Act ("RCRA"). According to this database, there are no registered RCRA, CERCLA/Superfund, brownfield, solid waste, Voluntary Remediation, or petroleum release sites identified within the 0.5-radius.

DEQ records were also searched for the presence of solid waste management facilities, Voluntary Remediation Program sites, and petroleum releases within 0.5 mile of the Transmission Facilities. No solid waste, Voluntary Remediation, or petroleum release sites were identified by the DEQ within the search radius.

G. NATURAL HERITAGE, THREATENED AND ENDANGERED SPECIES

On behalf of Bella Terra LLC, Stantec conducted online database searches for threatened and endangered species in the vicinity of the Transmission Facilities. The review process searched the following databases: USFWS Information for Planning and Consultation System (IPaC) for listed species within the Project action area; Virginia Department of Wildlife Resources (DWR) Virginia Fish and Wildlife Information Service (VaFWIS) for listed species within a 2-mile radius of the Project; Virginia Department of Conservation and Recreation (DCR) Natural Heritage Data Explorer (NHDE) for listed species within the Project sub-watersheds; DWR Northern Long-eared Bat (NLEB) Regulatory Buffer Interactive Tool for

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COMMONWEALTH INTERGOVERNMENTAL REVIEW MEMORANDUM

TO: Regional Commission Board Members

FROM: Kevin R. Byrd, Executive Director

AGENDA ITEM: III. Intergovernmental Review Process, A. Projects signed off by Staff, Item #3

CIRP Review November 15, 2024

PROJECT: Virginia Tech New Business Building

SUBMITTED BY: DEQ

PROJECT DESCRIPTION: The Department of Environmental Quality is requesting comments on an environmental impact report.

PROJECT SENT FOR REVIEW TO: Commission Board Members

Location of Project

The proposed project site for the Virginia Tech (VT) New Business Building is located within the VT campus in Blacksburg, VA, at the corner of West Campus Drive and Prices Fork Road (Figures 1 and 2). The project site is bounded by the newly constructed Data and Decision Sciences Building to the east, and the new Undergraduate Science Laboratory Building is under construction just south of the project site. To the north and west of the site lie Prices Fork Road and West Campus Drive, respectively. The proposed project site currently consists of part of a paved commuter parking lot, Prices Fork Lot 6 (Figure 3). A large portion of the parking lot and its associated structures have already been removed to accommodate the new buildings adjacent to the proposed Business Building. Construction of the New Business Building would necessitate the demolition of the remainder of the existing parking area.

Project Purpose

Virginia Tech is a prestigious research university in western Virginia, with 38,000 students enrolled in over 110 undergraduate majors and over 120 graduate degree programs. The university is committed to fostering knowledge, discovery, and creativity among its diverse and growing community of students, faculty, and staff. The Pamplin College of Business (Pamplin), established in 1961, is one critical component of VT's ongoing success.

Pamplin offers Association to Advance Collegiate Schools of Business (AACSB) International-accredited graduate and undergraduate degree programs across a range of subjects. The school places a strong emphasis on integrating technology, analysis, innovation, collaboration, and international opportunities in its teaching and research. Pamplin aims to leverage its prestigious education, research, and service to create leaders in solving community and organizational problems locally and globally. Towards these aims, the university strives to relocate Pamplin in the Global Business and Analytics Complex, a building complex with new facilities for the business school that would bridge business education with data analytics and decision sciences. The proposed project involves the construction of the New Business Building, within the proposed Complex, attached to the newly constructed Data and Decision Sciences Building.

The construction of the New Business Building would provide Pamplin with an updated, highly collaborative space, moving the Strategic Plan for the business school forward. It would also maximize the physical development of the campus, as it would not require additional land acquisition by VT. It would require only the demolition of a parking lot, as there are no buildings within the proposed project site.

Project Description

The proposed project site is located in a fully built-out area within the VT campus in the Town of Blacksburg, VA. The site currently consists of an asphalt commuter parking lot and associated structures, pedestrian walkways, and some shade trees. Slopes on-site are approximately 5.4% on average with a minimum slope of 1% and maximum slope of 33% with elevations of approximately 2087 to 2060 feet NAVD vertical datum. The site is adjacent to the new Data and Decision Sciences building. Excavation and filling of the site would be required to accommodate the New Business Building, but impacts to the existing topography are anticipated to be minimized by tying into adjacent grades.

The project would involve the demolition of the majority of the existing asphalt parking lot (Figure 4), which has already been partially removed as part of other nearby construction projects. Several trees, utility poles, signs, fences, and other structures in conflict with the proposed project would be removed as well. The proposed New Business Building would encompass 93,000 square feet of new construction across four floors. The area of disturbance associated with the proposed project is approximately 2.07 acres.

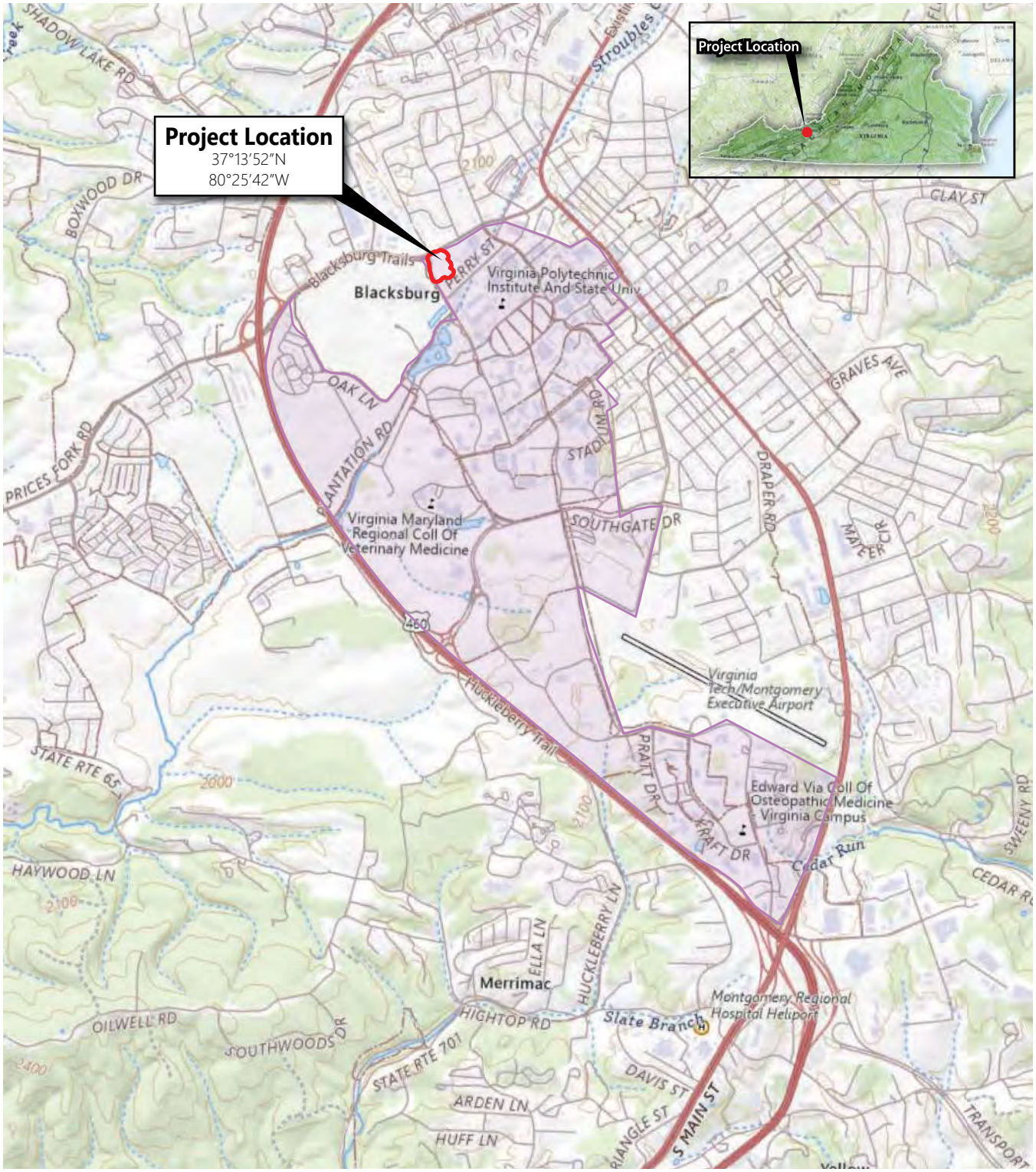
The New Business Building would be surrounded by pedestrian walkways connecting to existing walkways, with hardscaping and landscaping to define all pathways (Figure 5). Americans with Disabilities Act (ADA) compliant parking would be provided immediately adjacent to the building to the southeast, adjacent to a portion of the remaining asphalt lot. Access areas for utility services, emergency vehicles, and deliveries would also be provided. Pedestrian walkways would be constructed along three sides of the building, to enable access from Prices Fork Road or the VT campus. Walkways and building entrances would be constructed to meet all standards as needed per current ADA guidelines.

Two bioretention basins would also be installed to the west/southwest of the proposed New Business Building (Figure 6). Several storm pipes would be installed directing runoff into these bioretention basins, to improve stormwater management on-site.

Figure 1: Project Location Map (Quad)

Virginia Tech New Business Building | Blacksburg, Virginia

08/19/24



LEGEND

Project Location

0 1,500 3,000 Feet

SCALE 1" = 3,000'

Source: USGS The National Map; USGS 7.5 minute Blacksburg Virginia Quadrangles

34934_VT_Business_Building_EIR2

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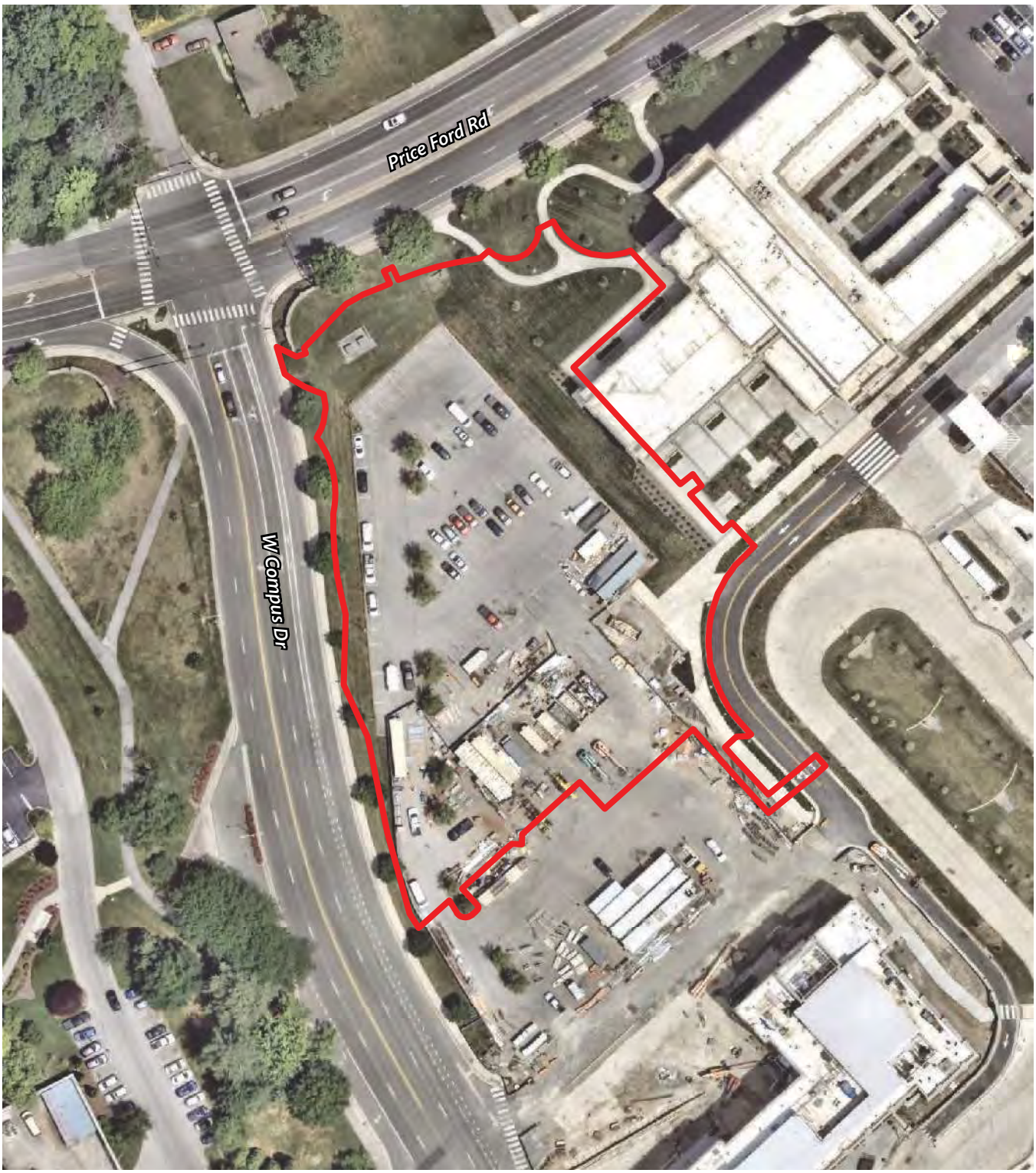
Figure 2: Project Location Map (Aerial)

Virginia Tech New Business Building | Blacksburg, Virginia

08/19/24



34934_VT_Business_Building_EIR2

LEGEND

Project Location

N

0 50 100 Feet

SCALE 1" = 100'

Source: Nearmap Imagery dated June 1, 2024

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COMMONWEALTH INTERGOVERNMENTAL REVIEW MEMORANDUM

TO: Regional Commission Board Members

FROM: Kevin R. Byrd, Executive Director

AGENDA ITEM: III. Intergovernmental Review Process, B. Regular Project Review, Item #1

CIRP Review November 15, 2024

PROJECT: New River Valley – Cambria Station & Radford Layover Facility, DEQ 24-178S

SUBMITTED BY: DEQ

PROJECT DESCRIPTION: The Department of Environmental Quality is requesting comments on an environmental impact review. Full environmental impace review can be viewed here.

PROJECT SENT FOR REVIEW TO: Commission Board Members

1 Introduction

This document is submitted as an Environmental Impact Report (EIR) to introduce and discuss potential environmental impacts resulting from the Cambria Station and Radford Layover Facility projects (Projects) undertaken by the Virginia Passenger Rail Authority (VPRA).

Virginia Code § 10.1-1188 requires all state agencies to prepare and submit an EIR to the Virginia Department of Environmental Quality (VDEQ) for any "major" state project, which the Code defines as the following:

...the acquisition of an interest in land for any state facility construction, or the construction of any facility or expansion of an existing facility... undertaken by any state agency, board, commission, authority or any branch of state government, including public institutions of higher education, which costs $500,000 or more. (Virginia Code § 10.1-118)

The Projects are expected to meet the "major state project" criteria. It is here reviewed as directed by § 10.1-1188 of the Code of Virginia and according to the VDEQ Procedures Manual for Environmental Impact Review of Major Facilities (VDEQ, 2021).

This EIR describes the actions, purpose, and context of the Projects and documents the existing conditions of the projects' vicinity. This EIR identifies potential impacts (or lack thereof) on nearby resources protected by the Code of Virginia and details VPRA's commitment to and strategy for impact avoidance and, where unavoidable, mitigation.

1.1 Project Background

VPRA was established in July 2020 and is responsible for promoting, sustaining, and expanding the availability of passenger and commuter rail service in the Commonwealth. VPRA manages all administrative and fiduciary responsibilities for Virginia's state-supported passenger rail service, including the current eight daily roundtrip Amtrak Northeast Regional services originating in the Commonwealth.

VPRA delivers capital projects and operational improvements to expand passenger rail through the Transforming Rail in Virginia (TRV) program, creating a vital connection in America's national rail network. VPRA plans to substantially increase intercity passenger and commuter rail service within the Commonwealth through strategic partnerships, investments, and capital improvements over the next decade. VPRA administers all capital expansion projects, infrastructure, and land acquisitions related to this initiative.

In May 2021, Governor Ralph Northam announced that the Commonwealth of Virginia had reached an agreement with Norfolk Southern Railway (NS) to extend passenger rail service from Roanoke, Virginia to the New River Valley (NRV), Virginia for the first time since 1979. Known as the Western Rail Initiative, the agreement between VPRA and NS would increase passenger rail service from Roanoke to the Northeast Corridor and is an expansion of the TRV program to build a 21st-century rail network. After 30% design, VPRA and NS re-evaluated site alternatives and executed the Comprehensive Rail Agreement on August 29, 2024. The Comprehensive Rail Agreement between VPRA and NS specifies that NS will design and construct a passenger rail station located (Cambria Station) within their existing Christiansburg Yard in Cambria, Virginia and a proposed layover facility (Radford Layover Facility) located adjacent to the NS Radford Yard in Radford, Virginia on behalf of VPRA.

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1.2 Project Location

The existing NS Christiansburg Yard is located within Cambria, Virginia, which is located within the Town of Christiansburg and Montgomery County. The Environmental Clearance Area for the Cambria project is approximately 9.25 acres and contains portions of the existing NS Christiansburg Yard, the former Christiansburg Passenger Rail Station, the existing NS railroad tracks, Depot Street NE, and undeveloped areas adjacent to the Christiansburg Yard. The Environmental Clearance Area for the Cambria project is provided on *Exhibit 1A* and *2A* below and in **Appendix A**. The Environmental Clearance Area for the Cambria project will be herein referred to as the "Cambria Project Area."

Most of the Cambria Project Area has been historically modified and developed for the NS railroad corridor, and minimal natural groundcover remains. The current land cover is primarily developed, varying from open space to low-intensity development. Approximately 0.4 acres of trees and shrubs exist within the central portion of the Project Area. In the broader vicinity, residential uses are located to the north and south of the Project Area and commercial uses exist on the west.

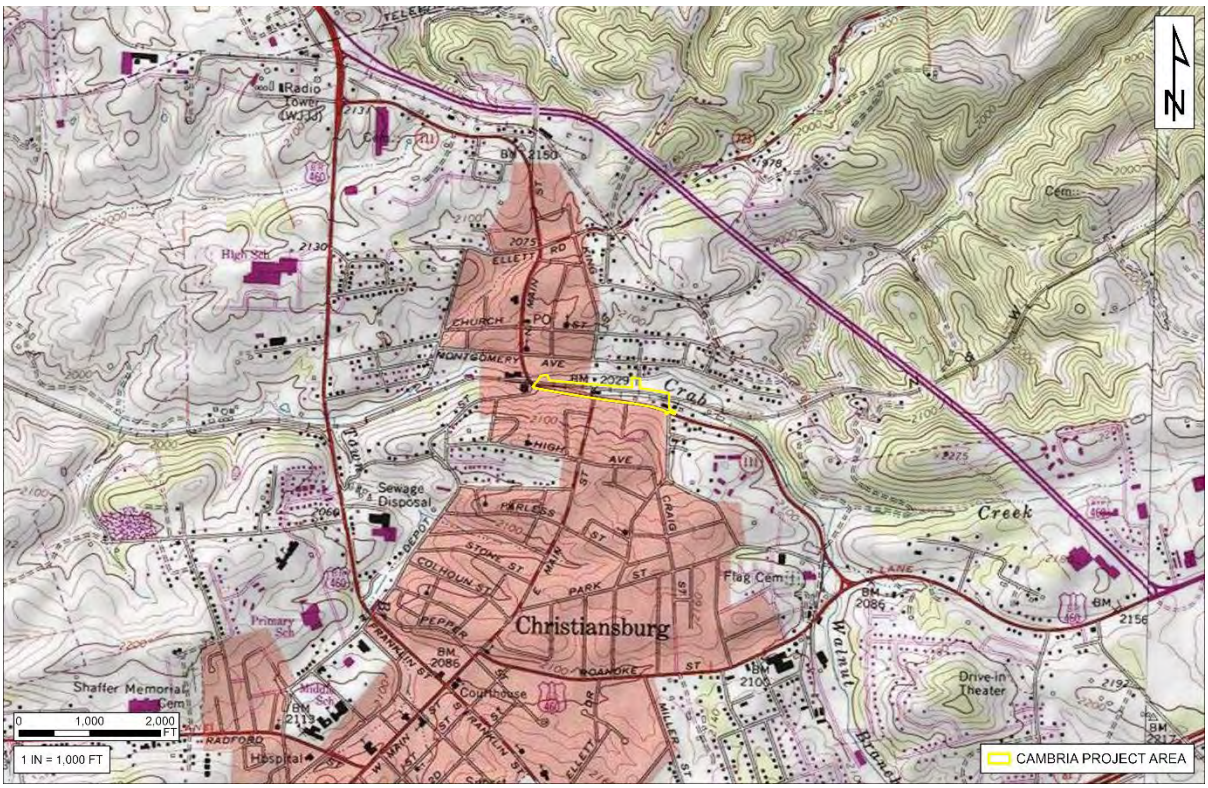

EXHIBIT 1A. CAMBRIA TOPOGRAPHIC VICINITY

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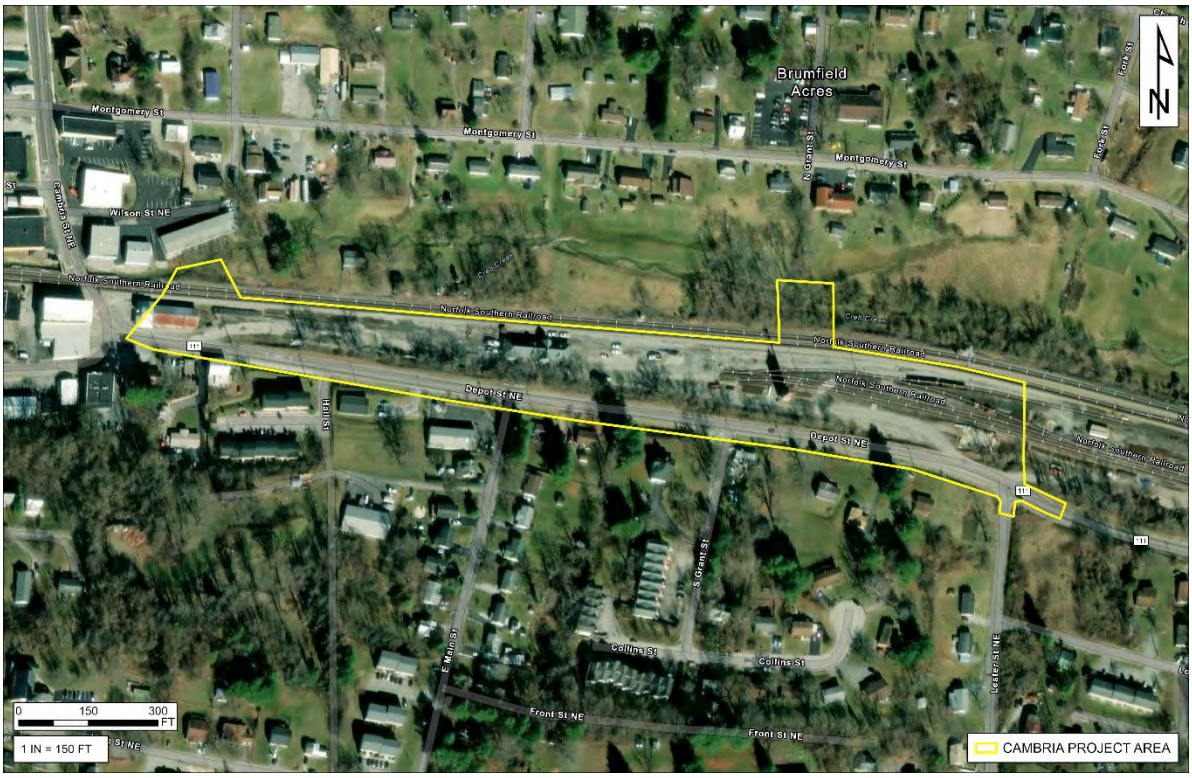

EXHIBIT 2A. CAMBRIA AERIAL IMAGERY

The existing NS Radford Yard is located within the City of Radford, Virginia, which is approximately 7.5 miles west of the NS Christiansburg Yard. The Environmental Clearance Area for the Radford project is approximately 6.4 acres and contains portions of the existing NS Radford Yard, the fenceline between the NS Radford Yard and Radford University, and small portions of Radford University property including parking areas and portions of the University's soccer stadium. The Environmental Clearance Area for the Radford project is bounded by Radford University properties to the north and some commercial uses mixed within Radford University properties to the south. The Environmental Clearance Area for the Radford project is provided on *Exhibit 1B* and *2B* below and in **Appendix A**. The Environmental Clearance Area for the Radford project will be herein referred to as the "Radford Project Area."

Most of the Radford Project Area has been historically modified and developed for the NS railroad corridor, and minimal natural groundcover remains. Approximately 1.2 acres of trees and shrubs exist within the central portion of the Radford Project Area between the NS Radford Yard and Radford University.

For the purposes of the EIR, the Environmental Clearance Areas for the Cambria and Radford projects will be referred to as the "Project Areas." However, these limits are used for screening purposes only and are not indicative of either project's limits of disturbance.

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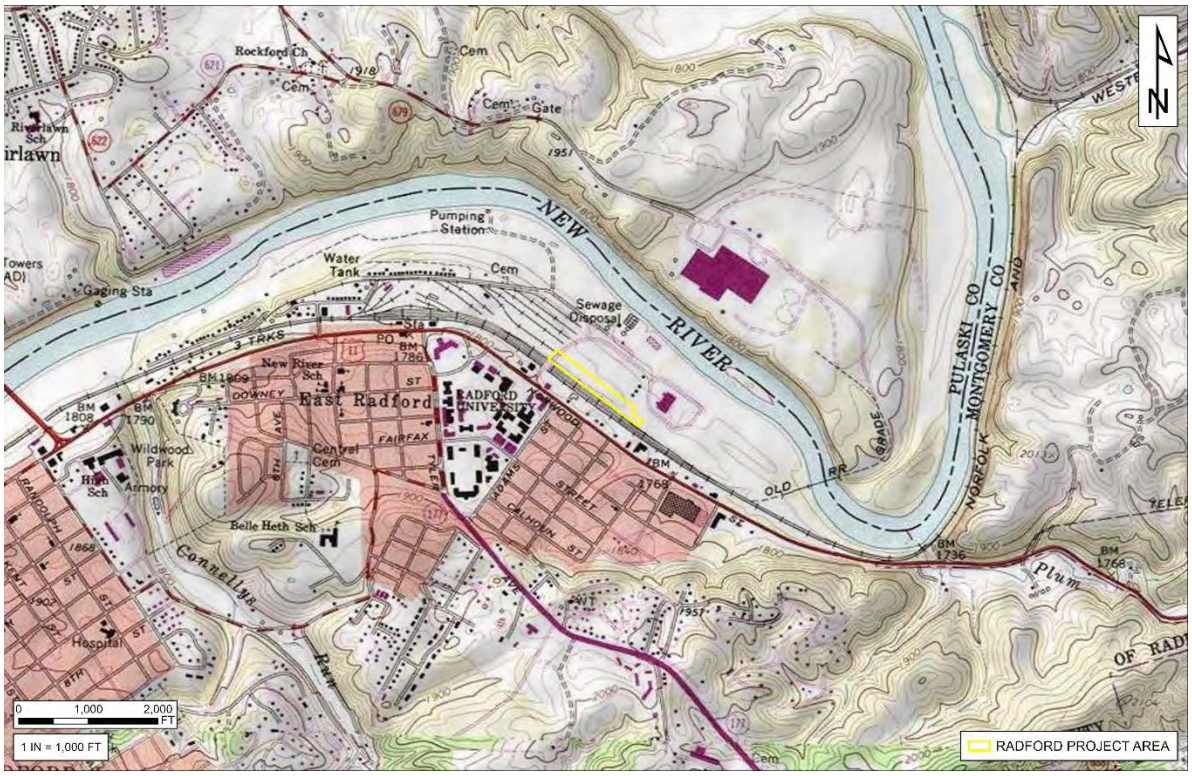

EXHIBIT 1B. RADFORD TOPOGRAPHIC VICINITY

EXHIBIT 2B. RADFORD AERIAL IMAGERY

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November 14, 2024
Executive Director's Report

Economic Development:

- The NRV Recovery Ecosystem is busy advancing projects in the second year of funding and conversations will begin soon regarding the third year work program. Communities and partner organizations are encouraged to begin brainstorming their projects. The Recovery Ecosystem team will coordinate a thorough input process for the next round of funding in the coming months.
- Broadband: The Regional Commission was successfully in securing BEAD Digital Opportunity Planning Funds which will go toward each county/city establishing a plan for use of broadband in their communities. The project will kick-off soon and will establish strategies for each community. Identifying projects such as increased training for residents to access telehealth and breaking down barriers to e-commerce through this process will set communities up to apply for BEAD implementation funding.
- The Montgomery/Bland VATI project for 2021 in eastern Montgomery County is largely built-out with the exception of railroad crossings. Portions of the 2022 project adjacent to the 2021 service area have been built-out while construction was staged in the area.
- The Virginia AM2 Tech Hub, is holding all-hands in-person meeting on 11/15 and will be hosted by Virginia Tech. Partners will tour three labs: Future of Manufacturing Lab, Learning Factory, and the Materials Characterization Lab. Following the tours there will be a group discussion on advancing the Tech Hub and its competitiveness in the global market. To keep up with the program, visit the website hosted by OnwardNRV www.am2virginia.org

Transportation:

- The Regional Commission hosted Dr. Ray Smoot, Commonwealth Transportation Board Member for the Salem District, on November 12th. Members scheduled meeting times to share transportation needs and discuss SMART Scale project requests.
- NRV Passenger Rail hosted a regional meeting on November 14th to brief the larger stakeholder group on progress made to-date. Representatives from the Virginia Passenger Rail Authority delivered remarks on the new Cambria station location while the Regional Commission provided an update on activities of the NRV Passenger Rail Station Authority. A groundbreaking ceremony is being planned for mid-March. Notices will be distributed widely.

Housing:

- The Regional Housing Trust Fund previously selected two projects for the initial investment of affordable housing funds from Virginia Housing to the Claremont School redevelopment project in Pulaski and The Legacy in Blacksburg. Staff is working through the closing documents for the Claremont School with construction to begin promptly.

Natural Resources:

- Local governments all received notice recently from the Virginia Department of Environmental Quality (DEQ) regarding ammended Water Supply Plan Regulations. The Regional Commission received notice as a partner to local governments in this work. One

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principal change in the regulation was designation of Regional Planning Areas (RPU) which follows watershed boundaries. The regulation requires the local governments to identify contact information for a RPU representative, alternatively if a PDC assumes the RPU role, then contact for the PDC should be submitted. Contact information is required by December 8, 20204 and kick-off meetings are required by April 7, 2025. Contact information can be sent to me for local governments wanting to participate in the regional plan.

Regional:

- The Regional Commission is supporting communities impacted by Hurricane Helene. The role of the agency will be focused on helping to administer mid and long-term recovery projects along with facilitating discussion on resiliency initiatives such as interconnecting water/waste water systems. The Appalachian Regional Commission allocated urgent funding for the agency to provide staffing assistance for project applications. The Governor's office has been in contact requesting damage information that will be packaged into a substantial federal disaster request.

Commission:

- Regional Commission staff has been in communication with the Town of Dublin regarding their interest in joining as a member of the agency. A membership invitation memo and the Charter Agreement were shared this week for their Town Council to consider at their meeting on November 21st.
- Thanks to everyone who attended the Annual Dinner event and celebrated the award recipients in Floyd. A press release with a photo of the award recipients was issued following the event and ran in several papers.
- The Regional Commission office project is scheduled to close on financing November 19th with proceeds available the day following. The real estate closing is scheduled for December 13th. Colley Architects and their professional services team is already working on construction drawings. Once the drawings are complete and the project moves to bid, a timeline for moving will be established.
- The Regional Commission is excited to welcome two new employees. Kelley Akers is our new Graphic Designer and Community Engagement Specialist and Zack Kanka started this month as our GIS Planner.

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MEMORANDUM

To: NRVRC Board Members

From: Leo Priddy, Economic Development Planning Specialist

Date: November 21, 2024

Re: NRVRC Regional Economic Strategy - New Committee Members Appointment

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Each year the New River Valley Regional Commission reviews and updates the region's Regional Economic Strategy (RES). The purpose of the RES is to continue federal and local partnerships to address economic development in the region. The RES also serves to document the planning efforts to identify economic development needs in the region, which is required for grant applications to the US Department of Commerce Economic Development Administration (EDA), the Appalachian Regional Commission, and various other state and regional grant-making agencies.

The Commission's designation by the EDA as an Economic Development District (EDD) includes a requirement to engage a committee of regional representatives from public and private sector organizations and businesses in the development of the strategic document. The committee reviews content, strategies and assists in developing updates.

Since the Commission's original appointment of RES committee members, there has been some turnover in appointments. Staff is now recommending nine (9) appointments that will provide their expertise on regional economic development issues. These recommended members are highlighted below in green.

Should you have any questions or wish to review information related to the RES, please contact Leo Priddy at lpriddy@nrvrc.org.

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Name	Affiliation	Sector
Ann Cassell	Blacksburg Partnership	small business
Matt Hanratty	Blacksburg, Town of	local government
Angie Marcolini	Blacksburg, Town of	local government; small business support
Retta Jackson	Christiansburg, Town of	local government
Miles Campbell	Christiansburg, Town of	local government; small business support
Lydeana Martin	Floyd County	local economic development
Cora Gnegy	Giles County	local economic development; tourism
Jeff Dinger	Giles County	local economic development
Amanda Forrester	Greater Roanoke + NRV SBDC	small business support
Ernie Maddy	Locus	finance institution
Brian Hamilton	Montgomery County	local economic development
Chris Lawrence	Montgomery County	local government; tourism
Terry Nicholson	Narrows, Town of	local government
Mark Rowh	New River Community College	higher education
Marty Holliday	New River Workforce Development Board	workforce; economic development
Holly Lesko	NRVRC	regional staff; public health
Kevin Byrd	NRVRC	regional staff
Leo Priddy	NRVRC	regional staff
Emma Carroll	NRVRC	regional staff; tech hub
Katie Boswell	Onward NRV	regional economic development
Erica Tolbert	Pulaski County	tourism
Lydia Crockett	Pulaski County	local government; small business support
Drew Foxx	Pulaski County EDA	local economic development
Shannon Ainsley	Pulaski, Town of	local economic development
Kim Repass	Radford City	local government; economic development
Angela Joyner	Radford University	higher education; economic development
Erin Burcham	VergeVA	regional innovation; economic development
Elli Travis	Virginia Tech	higher education
Emily Gibson	VT local government liaison	higher education

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new river valley regional commission
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MEMORANDUM

To: **NRVRC Board Members**

From: **Kevin Byrd, Executive Director**

Date: **November 14, 2024**

Re: **FY26 Per Capita Assessment Rate (Commission Dues)**

Each year the New River Valley Regional Commission sets the per capita assessment rate that is charged to members of the Commission. The per capita assessment serves as the financial foundation of the agency. This funding is critical to the agency and is typically leveraged at a rate of 10:1. The assessment foundation helps generate an overall budget of approximately $3.5 million for the agency which is reflected by services returned to members of the Commission.

The current FY25 assessment rate is $1.32 per capita based on Weldon Cooper Center Population Projections. The Commission uses the annual population estimates from the Weldon Cooper Center since it provides for minor adjustments rather than more drastic adjustments with a decennial census. **The Executive Committee is recommending keeping with the existing rate of $1.32**. The Commission typically adjusts the rate every two years, and this would be the fourth year of a level rate, although the second year of using Weldon Cooper data. The table includes a comparison of rate increases of two, three, and four cents for discussion purposes.

The per capita assessment as proposed for FY26 with Weldon Cooper data generates $240,507.96 (a net decrease of $921.36 due to population declines for eight members) for the Commission to use as matching funds for programs. The programs that require match are VDOT's rural transportation planning ($14,500), Economic Development Administration – Economic Development District ($70,000), Appalachian Regional Commission ($68,000), Ride Solutions (carpool matching program) ($20,080), Regional Hazard Mitigation Plan ($18,000), New River Watershed Roundtable DEQ grant ($4,000) and to support projects that arise during the year. The per capita assessment is considered unrestricted funds and allows the Commission to provide match for the programs identified above, support office operations, as well as technology and training needs of staff, and creates the opportunity for new programs in the region if all unrestricted funds are not programmed.

The attached table illustrates the assessment rate for FY26 based on the Weldon Cooper population figures by member along with a column for change in dues amount. It is important to note; the Commission removes town populations from the counties. Also, university membership is calculated based on the on-campus residents and their population is removed from the host locality. New River Community College is assessed based on their enrolled students who reside outside of the region. This approach avoids a double assessment for town residents as well as student populations.

New River Valley Regional Commission
Per Capita Assessment Rate FY26

	Cooper Center Pop Estimate for 2023*	Current FY25 based on Cooper Center 2022 Est	FY26 same rate; 2023 Pop Estimate	$ Change from FY25 to FY26	2023 Pop Estimate; 2 cent increase	2023 Pop Estimate; 3 cent increase	2023 Pop Estimate; 4 cent increase
		1.32	1.32		1.34	1.35	1.36
Floyd County	15,025	$20,011.20	$19,833.00	-$178.20	$20,133.50	$20,283.75	$20,434.00
Town of Floyd	449	$592.68	$592.68	$0.00	$601.66	$606.15	$610.64
Giles County	9,869	$13,087.80	$13,027.08	-$60.72	$13,224.46	$13,323.15	$13,421.84
Pearisburg	2,832	$3,738.24	$3,738.24	$0.00	$3,794.88	$3,823.20	$3,851.52
Narrows	2,046	$2,700.72	$2,700.72	$0.00	$2,741.64	$2,762.10	$2,782.56
Rich Creek	733	$970.20	$967.56	-$2.64	$982.22	$989.55	$996.88
Pembroke	1,130	$1,490.28	$1,491.60	$1.32	$1,514.20	$1,525.50	$1,536.80
Pulaski County	21,761	$29,149.56	$28,724.52	-$425.04	$29,159.74	$29,377.35	$29,594.96
Town of Pulaski	8,858	$11,753.28	$11,692.56	-$60.72	$11,869.72	$11,958.30	$12,046.88
Montgomery County	33,367	$44,073.48	$44,044.44	-$29.04	$44,711.78	$45,045.45	$45,379.12
Blacksburg	36,485	$48,325.20	$48,160.20	-$165.00	$48,889.90	$49,254.75	$49,619.60
Christiansburg	22,542	$29,781.84	$29,755.44	-$26.40	$30,206.28	$30,431.70	$30,657.12
City of Radford	13,904	$18,328.20	$18,353.28	$25.08	$18,631.36	$18,770.40	$18,909.44
Radford University	2,950	$3,894.00	$3,894.00	$0.00	$3,953.00	$3,982.50	$4,012.00
Virginia Tech	9,500	$12,540.00	$12,540.00	$0.00	$12,730.00	$12,825.00	$12,920.00
New River Comm. Co	752	$992.64	$992.64	$0.00	$1,007.68	$1,015.20	$1,022.72
				$0.00			
Total Assessed Pop	182,203	$241,429.32	$240,507.96	-$921.36	$244,152.02	$245,974.05	$246,773.36

*FY26 Assessment Rate was based on Weldon Cooper Center 2023 Population Estimates released January, 2024

Town + university populations are removed from County populations

University populations are based on the on-campus residents and removed from host locality population

New River Community College assessment is based on out-of-region enrolled students

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MEMORANDUM

To: **NRVRC Commissioners**

From: **Kevin Byrd, Executive Director**

Date: **November 14, 2024**

Re: **Charter Agreement Amendment for Office Building Location**

The Regional Commission is continuing to move through the process to purchase property for a new office location at 2950 Market Street in Christiansburg. The financing package with the Virginia Resources Authority will close on November 19th with proceeds available the following day. The real estate closing is scheduled for December 13th. Prior to the agency relocating from Pulaski County to Christiansburg the Charter Agreement must be amended.

The Charter Agreement states, ARTICLE I, Name, Location, Authority; Purpose, Section 2. "The principal office of the COMMISSION shall be in Pulaski County, Virginia. The location of the principal office may be changed by the concurrent of three-fourths of the COMMISSION members present at the regular meeting, provided that the clerk of the governing body of each member governmental subdivision has been notified of the contemplated relocation in writing at least thirty days before such meeting."

All the Regional Commission members were provided with notice of the contemplated relocation on October 11th via a memo from the Executive Director which meets the thirty-day notice requirement in the Charter Agreement. To amend the Charter Agreement, three-fourths of the members present must concur.

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MEMORANDUM

To: **NRVRC Commissioners**

From: **Kevin Byrd, Executive Director**

Date: **November 14, 2024**

Re: **Resolution Approving Purchase of Real Estate**

At the June 27th Regional Commission meeting the board approved a motion authorizing the Executive Director to execute a purchase agreement for real estate at 2950 Market Street in Christiansburg for the purpose of a new office location. Since that meeting, the Regional Commission has executed due diligence on the property to include a Property Condition Assessment, secured an environmental report conducted by the previous property owner in 2023, and had a site survey performed. Further, the financing package with Virginia Resources Authority will close on November 19th and the real estate transaction is scheduled for December 13th.

Attached is a resolution that authorizes the Executive Director to deliver and execute all documents considered necessary or desirable in connection with the purchase of the Property under and in accord with the Purchase Agreement.

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RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NEW RIVER VALLEY REGIONAL COMMISSION APPROVING PURCHASE OF REAL ESTATE

WHEREAS, the New River Valley Regional Commission (the "Commission") is authorized pursuant to the Regional Cooperation Act, Chapter 42, Title 15.2 of the Code of Virginia of 1950, as amended (the "Act") to acquire property to carry out its purposes; and

WHEREAS, the Board of Commissioners (the "Board") of the Commission has determined to purchase certain real property, containing approximately 1.559 acres, located in Town of Christiansburg, Montgomery County, Virginia, Parcel ID: 029659, Tax Map Number 406- 8 9, with a street address of 2950 Market Street, Christiansburg, Virginia (collectively, the "Property"); and

WHEREAS, at its meeting on June 27, 2024, the Board approved a motion to allow Kevin Byrd, Executive Director of the Commission, (the "Executive Director") to execute a purchase agreement for the Property; and

WHEREAS, the Commission entered into a Purchase Agreement for the purchase of the Property with an Effective Date of July 16, 2024 (the "Purchase Agreement"); and

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. The Executive Director is authorized to execute and deliver all documents considered necessary or desirable in connection with the purchase of the Property under and in accord with the Purchase Agreement.

2. All other actions of the Executive Director in conformity with the purposes and intent of this Resolution and in furtherance of the purchase of the Property are ratified, approved and confirmed.

3. This Resolution shall become effective immediately upon its passage.

IN WITNESS WHEREOF, the New River Valley Regional Commission, has adopted this Resolution at its meeting on November _____, 2024, and caused this Resolution to be signed by its Chair and attested by the Executive Director of the Commission.

_____
Chair, New River Valley Regional Commission

ATTEST:

_____
Executive Director, New River Valley Regional Commission

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MEMORANDUM

To: **NRVRC Commissioners**

From: **Kevin Byrd, Executive Director**

Date: **November 14, 2024**

Re: **New Office Space Considerations**

At the November Regional Commission meeting there will be a discussion about the new office building regarding needs for the meeting rooms and the overall facility. Staff has started this conversation internally and this is an appropriate time to receive board input while the project advances through the architecture and engineering phase. Items for consideration may include aspects of meeting rooms that work well for those using the space (ie-location and size of video screens) and facility considerations such as electric vehicle charging.

This is an opportunity to be strategic about the space and to think big. All ideas may not be able to be incorporated initially; however, it is important to have a list of needs and wants for the new office location to help ensure it is well utilized by the region.

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