



Agenda  
November 20, 2025  
4:00 p.m.— Pulaski County Innovation Center, Fairlawn, VA

**I. CALL TO ORDER**

**II. CONSENT AGENDA**

A. Approval of Minutes for October

B. [Approval of Treasurer's Report for September](#) and October

**III. COMMONWEALTH INTERGOVERNMENTAL REVIEW PROCESS**

A. Projects Signed-off by the staff

1. [Virginia Tech- Proposed Unmanned Aircraft Systems Testing and Research Center](#)

B. Regular Project Review  
None

**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. Unhoused Population in the Region – Topic Overview](#)**

Jennifer Wilsie, Director of Housing

Holly Lesko, Director of Community Health

Anna Champion, Program Administrator-Community Health  
Commission Discussion

**[B. Set FY27 Per Capita Assessment \(Dues\)](#)**

Kevin Byrd, Executive Director  
Commission Action

**[C. Greetings from Virginia Association of Planning District Commissions](#)**

David Blount, Executive Director-VAPDC  
Commission Discussion

D. Consider Local Legislative Agenda Support for VAPDC Funding Request to General Assembly

Commission Action

E. Next Meeting: January 22<sup>nd</sup> 6:00pm

All meeting materials posted on the Commission website [www.nrvrc.org](http://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.*

## MEMORANDUM

**To: NRVRC Board Members**  
**From: Jessica Barrett, Finance Director**  
**Date: October 22, 2025**  
**Re: September 2025 Financial Statements**

The September 2025 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 FY25-26 budget adopted by the Commission at the June 26, 2025 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 2025 (25% of the fiscal year), Commission year to date revenues are 28% and expenses are 26% of adopted budget. The two largest budget expense lines, Salary and Fringe, are in line with budget at 24% and 27%, respectively.

Looking at the balance sheet, Accounts Receivable is \$1,125,353.92. Of this total, Workforce receivables are \$335,471.23 (30%) and current. Commission receivables are heavy due to closing projects to fiscal year-end. The Executive Committee reviews all aged receivables over 60 days and no receivables are deemed uncollectible. Net Projects (\$5,963) represent in process projects that have not been invoiced and posted to receivables.

**Counties**  
Floyd | Giles  
Montgomery | Pulaski

**City**  
Radford

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

**Higher Education**  
Virginia Tech | Radford University  
New River Community College

**New River Valley Regional Commission**  
**Balance Sheet**  
**9/30/2025**

| <u>Assets:</u>      |                                                | Prior Month | Current Month |
|---------------------|------------------------------------------------|-------------|---------------|
|                     | Operating Account                              | 1,202,712   | 240,853       |
|                     | First Bank & Trust -Montgomery/Bland Broadband | 2,070,476   | 1,897,622     |
|                     | First Bank & Trust - Pulaski County Broadband  | 1,675,916   | 1,680,239     |
|                     | First Bank & Trust - Office Building Financing | 1,219,120   | 1,222,752     |
|                     | First Bank & Trust - Regional Housing Fund     | 460,962     | 462,335       |
|                     | First Bank & Trust - Money Market              | 315,275     | 316,215       |
|                     | US Bank - Bond Proceeds                        | 13,948      | 13,948        |
|                     | Accounts Receivable                            | 1,044,195   | 1,125,354     |
|                     | Utility Deposits                               | 3,307       | 3,307         |
|                     | Loans Receivable - Revolving Loan Fund         | 29,425      | 28,842        |
|                     | Restricted Cash - Revolving Loan Fund          | 79,596      | 80,278        |
|                     | Commission Vehicles                            | 32,365      | 32,365        |
|                     | Office Building                                | 2,013,762   | 2,013,762     |
|                     | Total Assets:                                  | 10,161,059  | 9,117,871     |
|                     |                                                |             |               |
| <u>Liabilities:</u> |                                                |             |               |
|                     | Accounts Payable                               | 1,237,103   | 211,610       |
|                     | Accrued Annual Leave                           | 127,961     | 127,961       |
|                     | Accrued Unemployment                           | 36,720      | 36,878        |
|                     | Expense Reimbursement                          | 2,653       | 3,012         |
|                     | Funds Held for Others                          | 8,000       | 8,000         |
|                     | Funds on Hand - Montgomery County Broadband    | 1,495,939   | 1,317,755     |
|                     | Funds on Hand - Pulaski County Broadband       | 1,647,986   | 1,647,986     |
|                     | Funds on Hand - VMRI Craig-Botetourt           | 542,750     | 542,750       |
|                     | Funds on Hand - VMRI Montgomery Co.            | 289,241     | 0             |
|                     | Funds on Hand - Regional Housing Fund          | 460,962     | 462,335       |
|                     | Unearned Revenue                               | 95,166      | 83,382        |
|                     | Loan Payable                                   | 1,945,000   | 1,945,000     |
|                     | Bond Premium                                   | 158,815     | 158,815       |
|                     | Total Liabilities:                             | 8,048,295   | 6,545,484     |
|                     |                                                |             |               |
| <u>Projects:</u>    |                                                |             |               |
| (Equity Accounts)   | Net Projects                                   | (520,101)   | (5,963)       |
|                     | Current Year Unrestricted                      | 244,116     | 209,222       |
|                     | Office Building Project                        | 1,383,923   | 1,367,802     |
|                     | Unrestricted Net Assets                        | 905,336     | 905,336       |
|                     | Restricted Net Assets - Revolving Loan Fund    | 108,839     | 108,839       |
|                     | Total Projects (Equity)                        | 2,122,113   | 2,585,236     |
|                     | Total Liabilities and Projects                 | 10,170,408  | 9,130,720     |
|                     |                                                |             |               |
|                     | Net Difference to be Reconciled                | (9,349)     | (12,850)      |
|                     |                                                |             |               |
|                     | Total Adjustments to Post*                     | 9,349       | 12,850        |
|                     | Unreconciled Balance (after adjustment)        | 0           | 0             |

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

**New River Valley Regional Commission**  
**Revenue and Expenditures - September 2025**

| FY25-26 Budget                                      |                   | (25% of FY)      |                  |                   |               |
|-----------------------------------------------------|-------------------|------------------|------------------|-------------------|---------------|
|                                                     |                   | September 2025   | YTD              | Under/Over        | % Budget      |
| <b>NRVRC Anticipated Revenues</b>                   |                   |                  |                  |                   |               |
|                                                     | Budget            |                  |                  |                   |               |
| ARC Annual Admin Grant                              | 92,660            | 0                | 28,448           | 64,212            | 30.70%        |
| ARC POWER Water Trail Implementation                | 35,000            | 0                | 0                | 35,000            | 0.00%         |
| ARC Passenger Rail Station Development              | 40,500            | 30,056           | 30,056           | 10,444            | 0.00%         |
| ARC Broadband Bland                                 | 455,389           | 0                | 0                | 455,389           | 0.00%         |
| ARC Helene Recovery                                 | 42,500            | 15,343           | 15,343           | 27,157            | 0.00%         |
| ARC Inspire Ecosystem Recovery                      | 50,000            | 0                | 0                | 50,000            | 0.00%         |
| Local Assessment                                    | 244,023           | (0)              | 244,023          | 0                 | 100.00%       |
| Office Project Member Contributions                 | 153,159           | (19,454)         | 133,706          | 19,454            | 0.00%         |
| DHCD - Administrative Grant                         | 114,971           | 0                | 0                | 114,971           | 0.00%         |
| DHCD VATI 2022                                      | 11,354,803        | 926,736          | 2,930,789        | 8,424,013         | 25.81%        |
| DHCD VATI 2022 VMRI Mont Co.                        | 0                 | 289,241          | 289,241          | (289,241)         | 0.00%         |
| DHCD Regional Digital Opportunity                   | 52,500            | 15,882           | 15,882           | 36,618            | 0.00%         |
| DHCD Giles Co Disaster Recovery                     | 60,000            | 0                | 0                | 60,000            | 0.00%         |
| DRPT RIDE Solutions NRV                             | 80,340            | 23,321           | 23,321           | 57,019            | 29.03%        |
| EDA                                                 | 70,000            | 17,500           | 17,500           | 52,500            | 25.00%        |
| EDA Tech Hub                                        | 159,195           | 80,022           | 80,022           | 79,173            | 50.27%        |
| EDA Helene NRV Recovery Team                        | 5,000             | 0                | 0                | 5,000             | 0.00%         |
| Go Virginia Scale Up                                | 85,497            | 0                | 0                | 85,497            | 0.00%         |
| Workforce Fiscal Agent                              | 75,000            | 18,750           | 18,750           | 56,250            | 25.00%        |
| Workforce WORC Fiscal agent                         | 11,250            | 11,250           | 11,250           | 0                 | 100.00%       |
| Workforce Trades Gap Fiscal Agent                   | 10,000            | 0                | 0                | 10,000            | 0.00%         |
| Workforce YouthBuild Build Your Career Fiscal Agent | 45,000            | 0                | 0                | 45,000            | 0.00%         |
| VDOT                                                | 27,600            | 12,665           | 12,665           | 14,935            | 45.89%        |
| Floyd County                                        | 51,541            | 7,597            | 7,597            | 43,944            | 14.74%        |
| Floyd Town                                          | 80,000            | 0                | 0                | 80,000            | 0.00%         |
| Giles County                                        | 19,250            | 1,711            | 1,711            | 17,539            | 8.89%         |
| Giles County Broadband                              | 35,000            | 3,439            | 3,439            | 31,561            | 9.82%         |
| Narrows Town                                        | 15,000            | 3,775            | 3,775            | 11,225            | 25.17%        |
| Pearisburg Town                                     | 12,550            | 0                | 0                | 12,550            | 0.00%         |
| Rich Creek Town                                     | 4,500             | 2,012            | 2,012            | 2,488             | 44.71%        |
| Montgomery County VATI 2022                         | 663,225           | 178,184          | 526,197          | 137,028           | 79.34%        |
| Montgomery County Opiod Abatement                   | 720,000           | 57,177           | 161,117          | 558,883           | 22.38%        |
| Blacksburg Town                                     | 18,000            | 1,500            | 4,500            | 13,500            | 25.00%        |
| Christiansburg Town                                 | 18,597            | 2,577            | 2,577            | 16,020            | 13.86%        |
| Pulaski County VATI                                 | 481,973           | 0                | 0                | 481,973           | 0.00%         |
| Pulaski Town                                        | 32,500            | 0                | 0                | 32,500            | 0.00%         |
| Dublin Town                                         | 40,000            | 12,359           | 12,359           | 27,641            | 30.90%        |
| Wytheville Town                                     | 10,000            | 0                | 0                | 10,000            | 0.00%         |
| MM Interest                                         | 5,000             | 939              | 2,960            | 2,040             | 59.20%        |
| Interest Income                                     | 65,000            | 13,284           | 45,656           | 19,344            | 70.24%        |
| Misc. Income Meeting Registration                   | 0                 | 100              | 100              | (100)             | 0.00%         |
| Virginia's First                                    | 16,080            | 1,300            | 3,900            | 12,180            | 24.25%        |
| NRV MPO                                             | 154,819           | 33,770           | 33,770           | 121,049           | 21.81%        |
| Dept of Environmental Quality                       | 78,006            | 18,541           | 18,541           | 59,465            | 23.77%        |
| VHDA                                                | 999,306           | 7,319            | 7,319            | 991,987           | 0.73%         |
| Citizens ARC Fiber Deployment                       | 22,500            | 4,511            | 4,511            | 17,989            | 0.00%         |
| Southwest Virginia SWMA                             | 7,000             | 1,800            | 1,800            | 5,200             | 25.71%        |
| Virginia Recycling Association                      | 15,000            | 3,900            | 3,900            | 11,100            | 26.00%        |
| GigaBeam Networks, LLC                              | 60,000            | 15,000           | 15,000           | 45,000            | 25.00%        |
| APB Partners Pulaski, LLC                           | 30,000            | 2,500            | 7,500            | 22,500            | 0.00%         |
| VAPDC                                               | 5,000             | 0                | 5,000            | 0                 | 0.00%         |
| Pemtel                                              | 45,000            | 0                | 0                | 45,000            | 0.00%         |
| Regional Housing Trust Fund                         | 38,000            | 11,902           | 11,902           | 26,098            | 0.00%         |
| NRV Passenger Rail Authority                        | 76,500            | 19,125           | 19,125           | 57,375            | 25.00%        |
| New River Conservancy                               | 30,000            | 2,141            | 2,141            | 27,859            | 7.14%         |
| Revolving Loan - Interest                           | 1,400             | 98               | 300              | 1,100             | 21.43%        |
| Direct Charge Reimbursement                         | 0                 | 0                | 289.92           | (289.92)          | 0.00%         |
|                                                     | <b>17,115,135</b> | <b>1,827,874</b> | <b>4,759,996</b> | <b>12,355,140</b> | <b>27.81%</b> |
| <b>Expenses</b>                                     |                   |                  |                  |                   |               |
| Salaries                                            | 1,601,612         | 133,169          | 380,666          | 1,220,946         | 23.77%        |
| Fringe Benefits                                     | 468,239           | 43,479           | 125,110          | 343,129           | 26.72%        |
| Travel                                              | 63,505            | 1,518            | 4,110            | 59,395            | 6.47%         |
| Office Space                                        | 109,000           | 5,727            | 17,182           | 91,818            | 15.76%        |
| Utilities                                           | 0                 | 2,122            | 5,066            | (5,066)           | 0.00%         |
| Communications                                      | 21,350            | 4,806            | 15,771           | 5,579             | 73.87%        |
| Office Supplies                                     | 66,931            | 11,294           | 16,612           | 50,319            | 24.82%        |
| Postage                                             | 1,300             | 26               | 135              | 1,165             | 10.39%        |
| Printing                                            | 8,000             | 7,750            | 7,750            | 250               | 96.88%        |
| Copier Usage/Maintenance                            | 1,400             | 152              | 401              | 999               | 28.61%        |
| Outreach/Media Adv                                  | 26,571            | 1,228            | 1,598            | 24,973            | 6.01%         |
| Equipment Rent/Copier                               | 3,000             | 223              | 670              | 2,330             | 22.34%        |
| Fleet Vehicles                                      | 1,600             | 214              | 690              | 910               | 43.12%        |
| Dues/Publications                                   | 19,995            | 5,697            | 9,867            | 10,128            | 49.35%        |
| Training/Staff Development                          | 77,250            | 82               | 474              | 76,776            | 0.61%         |
| Insurance                                           | 6,500             | 1,603            | 3,205            | 3,295             | 49.31%        |
| Meeting Costs                                       | 24,120            | 2,206            | 3,712            | 20,408            | 15.39%        |
| Capital Outlay                                      | 65,000            | 0                | 0                | 65,000            | 0.00%         |
| Contractual Services                                | 14,271,394        | 1,142,955        | 3,816,871        | 10,454,523        | 26.74%        |
| Professional Services Audit/Legal                   | 16,225            | 0                | 813              | 15,413            | 5.01%         |
| Miscellaneous/Fees                                  | 108,999           | 500              | 1,123            | 107,877           | 1.03%         |
| Bond Interest Expense                               | 153,144           | 0                | 0                | 153,144           | 0.00%         |
|                                                     | <b>17,115,135</b> | <b>1,364,750</b> | <b>4,411,827</b> | <b>12,703,308</b> | <b>25.78%</b> |
|                                                     | <b>0</b>          | <b>463,123</b>   | <b>348,169</b>   |                   |               |

**New River/Mount Rogers Workforce Development Board**  
**Revenue and Expenditures - 2026**

|                                   |                  | (25% of FY)    |                |                  |               |
|-----------------------------------|------------------|----------------|----------------|------------------|---------------|
| NR/MR WDB Anticipated Revenues    |                  | September 2025 | YTD            | Under/Over       | % Budget      |
| Workforce Development Area        | 4,294,437        | 251,957        | 600,940        | 3,693,497        | 13.99%        |
|                                   |                  | <b>251,957</b> | <b>600,940</b> | <b>3,693,497</b> |               |
|                                   |                  |                |                |                  |               |
| <b>Expenses</b>                   |                  |                |                |                  |               |
| Salaries                          | 766,620          | 65,965         | 193,301        | 573,319          | 25.21%        |
| Fringe Benefits                   | 275,983          | 20,563         | 62,287         | 213,696          | 22.57%        |
| Travel                            | 45,000           | 2,597          | 8,332          | 36,668           | 18.52%        |
| Office Space                      | 26,000           | 0              | 0              | 26,000           | 0.00%         |
| Communications                    | 16,000           | 0              | 0              | 16,000           | 0.00%         |
| Office Supplies                   | 34,000           | 3,407.55       | 7,596.82       | 26,403           | 22.34%        |
| Postage                           | 250              | 0              | 0              | 250              | 0.00%         |
| Printing                          | 2,000            | 0              | 0              | 2,000            | 0.00%         |
| Copier Usage/Maintenance          | 5,500            | 0              | 0              | 5,500            | 0.00%         |
| Outreach/Media Adv                | 88,000           | 0              | 0              | 88,000           | 0.00%         |
| Equipment Rent/Copier             | 1,700            | 0              | 0              | 1,700            | 0.00%         |
| Dues/Publications                 | 8,000            | 0              | 0              | 8,000            | 0.00%         |
| Training/Staff Development        | 12,000           | 0              | 0              | 12,000           | 0.00%         |
| Insurance                         | 5,000            | 0              | 3,986          | 1,014            | 79.72%        |
| Meeting Costs                     | 61,000           | 0              | 0              | 61,000           | 0.00%         |
| Contractual Services              | 2,898,794        | 18,000         | 18,000         | 2,880,794        | 0.62%         |
| Contractual: Training & SS        | 0                | 99,100         | 198,933        | (198,933)        | 0.00%         |
| Contractual: Literacy NRV         | 0                | 4,204          | 11,147         | (11,147)         | 0.00%         |
| Contractual: NRCA                 | 0                | 620            | 1,839          | (1,839)          | 0.00%         |
| Contractual: RACE1                | 0                | 2,741          | 5,552          | (5,552)          | 0.00%         |
| Professional Services Audit/Legal | 12,200           | 0              | 0              | 12,200           | 0.00%         |
| Business Services                 | 0                | 9,792          | 19,942         | (19,942)         | 0.00%         |
| Sector Partnership Activities     | 0                | 252            | 3,599          | (3,599)          | 0.00%         |
| Professional Development          | 0                | 1,717          | 1,747          | (1,747)          | 0.00%         |
| Outreach                          | 0                | 8,830          | 10,574         | (10,574)         | 0.00%         |
| Outreach Activities               | 0                | 3,206          | 9,356          | (9,356)          | 0.00%         |
| Miscellaneous/Fees                | 36,390           | 0              | 0              | 36,390           | 0.00%         |
| Administrative Functions          | 0                | 5,071          | 5,071          | (5,071)          | 0.00%         |
| Occupancy                         | 0                | 3,247          | 13,374         | (13,374)         | 0.00%         |
| Communications                    | 0                | 1,637          | 5,100          | (5,100)          | 0.00%         |
| Copier Usage                      | 0                | 363            | 707            | (707)            | 0.00%         |
| Meeting Expenses                  | 0                | 645            | 1,605          | (1,605)          | 0.00%         |
| Platforms                         | 0                | 0              | 18,891         | (18,891)         | 0.00%         |
|                                   | <b>4,294,437</b> | <b>251,957</b> | <b>600,940</b> | <b>3,693,497</b> | <b>13.99%</b> |
|                                   | <b>0</b>         | <b>0</b>       | <b>0</b>       |                  |               |

|            | September 2025 | YTD            |        |
|------------|----------------|----------------|--------|
| 21,409,572 | 2,079,831      | 5,360,935      | 25.04% |
| 21,409,572 | 1,616,707      | 5,012,766      | 23.41% |
|            | <b>463,123</b> | <b>348,169</b> |        |



6580 Valley Center Drive | Suite 124 | Radford, VA 24141 | 540-639-9313

**N R V R C . O R G**

October 22, 2025     **MEMORANDUM**

**TO:**             Janine Howard, Department of Environmental Quality

**FROM:**        Kevin R. Byrd, Executive Director, NRV Regional Commission

**SUBJECT:**     Regional Clearinghouse Review of:

**Virginia Tech- Proposed Unmanned Aircraft Systems Testing and Research Center**

**DEQ #25-164S**

This is to advise you that the NRVRC staff has reviewed the environmental impact report by the Department of Environmental Quality.

Staff has reviewed the project and determined it is not in conflict with regional plans, policies and goals.

Should you have any questions concerning the status of this review, please do not hesitate to contact us.

KRB/jp

**Counties**

Floyd | Giles  
Montgomery | Pulaski

**City**

Radford

**Towns**

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

**Universities**

Virginia Tech | Radford University

## 2.0 SUMMARY

The Proposed Unmanned Aircraft Systems Testing and Research Center involves the construction of a two-story, 1,600-square-foot facility that will support ongoing research in Unmanned Aircraft Systems (UAS).

ECS conducted a review of publicly available information, utilized information provided by Virginia Tech Non-Capital Facilities, and made a visit to the project site to assist with the preparation of this EIR. Based on our review, potential risks and impacts associated with the project are summarized below:

Provided mitigation measures and proper development best practices are followed, the proposed project does not have any long-term anticipated impacts to the environment. The project should not have any permanent impact on air quality or water quality. Given its small footprint and proposed use, it is not anticipated to consume significant land or water resources. No long-term demands on other natural resources are expected. Based on the proposed project and location, no losses of significant or historical resources are anticipated. As such, long-term irreversible environmental changes due to this proposed project are not expected.



### 3.0 PROJECT DESCRIPTION

#### 3.1 Project Identification

Project Name: Proposed Unmanned Aircraft Systems Testing and Research Center

Virginia Tech Non-Capital Facilities Project Code: TBD

Proponent Agency: Virginia Tech Non-Capital Facilities

Project Budget: \$1,000,000.00

Agency Contact: TBD

230 Sterrett Drive, Blacksburg, VA 24061

Phone: TBD

Email: TBD

#### 3.2 Project Details

The proposed project is located along Orchard Center Drive within the limits of the 1,800-acre Kentland Farm campus located in Blacksburg, Virginia (Figure 1, Appendix I). According to the Montgomery County Online GIS website, the subject property is located within a parcel identified as Parcel Identification Number 071187. The parent parcel consists of approximately 637.5 acres, while the proposed project involve less than one acre (approximately 30,000 sf) for the development of a new UAS research facility per Spectrum Design. The project site is currently developed with a well house in the southeastern portion and a pole-mounted transformer. Additionally, a towable trailer is stationed adjacent to the well house.

The project site is located on the 2022 Radford North, VA USGS 7.5-minute quadrangle (Figure 2, Appendix I).

The proposed activity specifically involves the development of a 1,600-square-foot UAS research facility within Kentland Farm property. In 1986, Virginia Tech acquired the Kentland Farm property for use by the College of Agriculture and Life Sciences in education and research programs.

Based on the information provided to ECS, the proposed construction consists of a two-story, 1,600-square-foot UAS research facility. The first floor will consist of a group meeting space, two restrooms, a kitchenette, and a partitioned conference area. The second floor will house operations and engineering workspaces for data collection and flight operations, as well as a maintenance workspace and roof access. Atop the roof will be a 500-square-foot flat observation area with a mounting system for equipment racks, sensors, telescoping masts, and towers. Additionally, the roof will be equipped with an over-the-side winch system and basket. The facility will utilize an existing well onsite. This location is optimal given its proximity to an existing roadway (Orchard Center Drive), minimal tree cover that would otherwise impede much of the UAS equipment and systems, and





the apparent absence of significant environmental resources. Ground-disturbing activities during construction will be minimized as much as possible and will follow E&S control regulations. An anticipated construction start date has not yet been determined.

The development of the UAS research facility within Kentland Farm is necessary in order to support the research, testing, and evaluation (RTE) of Counter-Unmanned Aircraft Systems (C-UAS) and how they operate against small UAS (sUAS), which have shown to be a growing threat to national security. The research surrounding UAS will help to inform law enforcement about UAS platforms and aid in the continued protection of critical infrastructure and citizens. Additionally, the proposed project site has previously been identified as a suitable testing site given its existing Federal Aviation Administration (FAA) approval and Certificate of Waiver or Authorization (COA) airspace waiver.

Additional site details are shown on the Preliminary Site Plan (Appendix II).

### **3.3 Limitations**

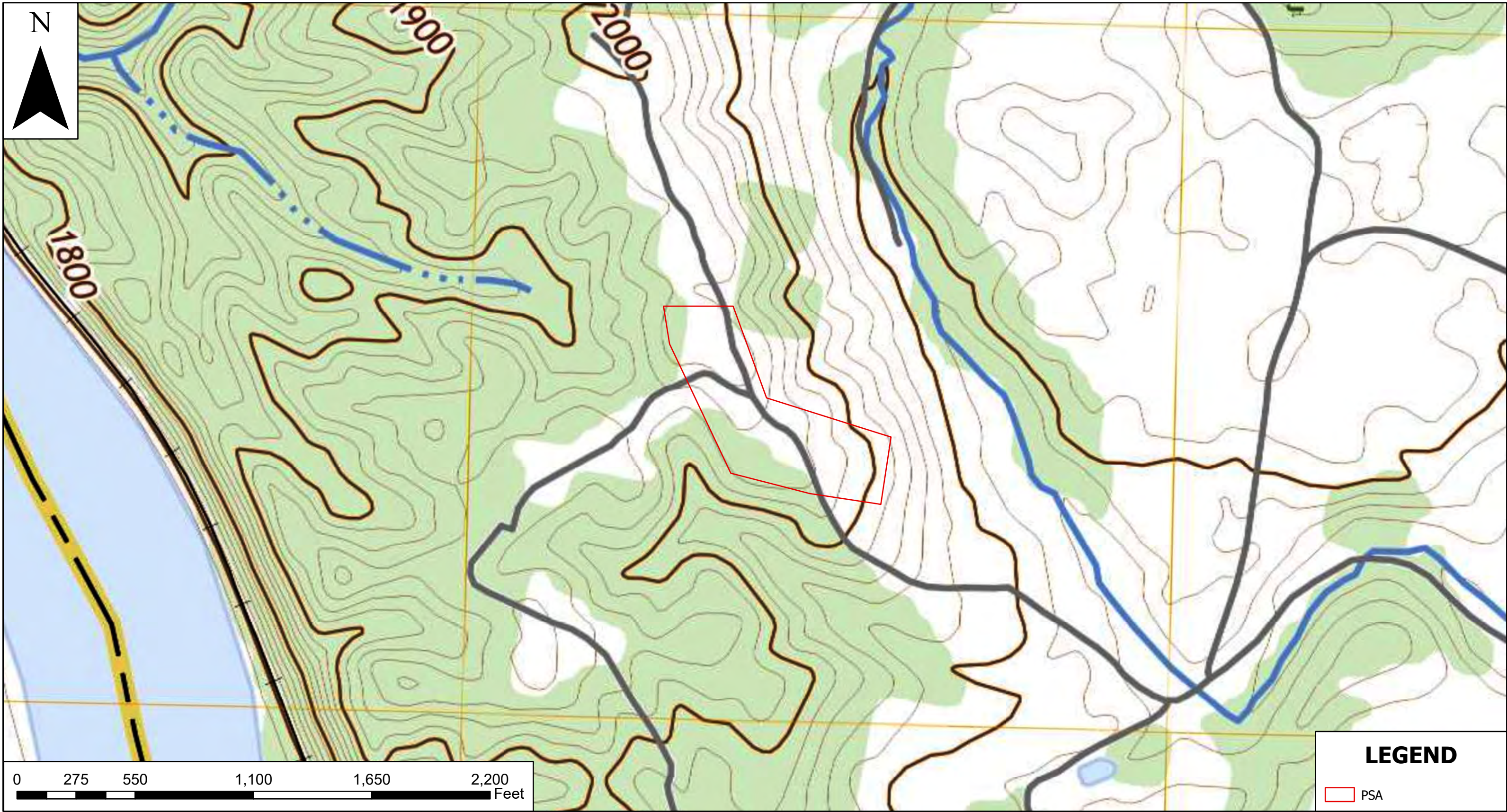
The EIR involved a reconnaissance of the proposed project site, a review of preliminary design and siting information, and a review of regulatory and historical information to identify potential environmental resources in the vicinity of the project. If the preferred site or design changes significantly after the preparation of this EIR, ECS should be contacted regarding potential changes.

Archaeological, architectural, or historical surveys were beyond the current scope of this project. No soil, water, air, radon, asbestos, or other chemical sampling, testing, or contaminant screening was conducted, requested, or proposed during this phase of the EIR. However, various background research and database reviews were completed to evaluate the potential environmental impacts associated with the proposed project, and information obtained from those reviews is included throughout this report.

The conclusions and recommendations presented within this report are based upon a reasonable level of inquiry within normal bounds and standards of professional practice for a site in this particular geographic and geologic setting. Observations, conclusions, and recommendations pertaining to environmental conditions at the subject site are necessarily limited to conditions observed and/or materials reviewed at the time this study was undertaken. No other warranty, expressed or implied, is made with regard to the conclusions and recommendations presented within this report.

This report is provided for the exclusive use of Virginia Tech - Facilities Services and their submittal to the DEQ. This report is not intended to be used or relied upon in connection with other projects or by other unidentified third parties. The use of this report by any undesignated third party or parties will be at the sole risk of the third party or parties, and ECS disclaims liability for any such third-party use or reliance.





ECS Mid-Atlantic, LLC  
1340 Charwood Road, Suite B  
Hanover, MD 21076  
Phone: (410) 859-4300  
[www.ecslimited.com](http://www.ecslimited.com)

ECS Project No. 47:21946

**Kentland Farm EIR  
Orchard Center Drive  
Montgomery County, VA**

Project Acreage: 10 acres  
Latitude: 37.202308° North  
Longitude: 80.589683° West

**Figure 2  
USGS Topographic Map**

USGS Quadrangle: Radford North, VA  
Watershed: Upper New  
Hydrologic Unit Code: 05050001

**Service Layer Credits:**

USGS Topographic Map of the Radford North, VA Quadrangle (2022)  
Soils Data: USDA NRCS Web Soil Survey  
Wetlands Data: National Wetlands Inventory  
Floodplain Data: FEMA National Flood Hazard Layer  
LIDAR Data: USGS 3D Elevation Program





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N R V R C . O R G

**November 14, 2025**

## **Executive Director's Report**

### **Economic Development:**

- The AM2 Tech Hub is working on a sizeable grant application to the US Economic Development Administration in March in pursuit of Disaster Recovery funds for consortium-based projects. The 10-year roadmap that was prepared as a key deliverable for the Tech Hub Strategy Development Grant can be viewed [at this link](#). The AM2 Tech Hub will be receiving a significant recognition from a partner organization and it is embargoed until next week, so the good news will be shared at the Commission meeting. Emma Carroll is scheduled to present to the Commission at the January meeting to update the board on the Tech Hub program.

### **Broadband:**

- The Pulaski County broadband project held a ground breaking ceremony on September 29<sup>th</sup> at Pulaski County Middle School where a network control box was being installed. Construction is well underway and will continue into 2026.
- The Montgomery/Bland County VATI 2022 hosted a site visit with the Virginia Dept of Housing and Community Development on September 30<sup>th</sup>. The grant funder was able to see construction progress, meet with a resident receiving the service and utilizing it for work from home, and observe fiber splicing in the field.

### **Transportation:**

- The NRV Passenger Rail Station Authority met October 30<sup>th</sup> and reviewed design schematics from the architecture/engineering consultant. The Authority is discussing a design issue pertaining to floor elevations between two sections of the building. This is being coordinated with the Norfolk Southern engineering team since it impacts ingress/egress of the building. The Authority anticipates its next meeting to be in January.
- The Interstate 81 Corridor Improvement Plan is being updated and the public input recently closed on November 9<sup>th</sup>. Additional projects were identified in the corridor. The most significant project for the NRV is the addition of a truck climbing lane north bound and south bound at the New River. Information about the Corridor Update can be found [here](#).
- The Valley to Valley Trail Corridor Study has a survey open to help identify the best route between the New River Trail in Pulaski County and the Roanoke River Greenway in Roanoke County. Please take a moment to [complete the survey](#) and share it!

### **Housing:**

- We are in early conversations with Virginia Housing about developing an update to the Regional+Local Housing Study. The target is to get it started in the fourth quarter of the fiscal year. Several partners in the region to include local government and higher education have recently requested the update.

### **Natural Resources:**

- The New River Watershed Roundtable met on October 22<sup>nd</sup> and discussed outcomes of ReNew the New that was held on September 6<sup>th</sup>. Claytor Lake will have a draw down this year for two weekends in November starting 11/8 which allows property owners to clear

debris from around their docks. Mussle salvage is being coordinated by Friends of Claytor Lake to help ensure minimal impact to sensitive species during the draw down.

**Regional:**

- The Regional Commission continues to support communities impacted by Hurricane Helene. The Virginia Diaster Assistance Fund (VDAF) program is open for applications. Information about the program is on our website [here](#). Community meetings are being coordinated for Pulaski and Montgomery counties.

**Commission:**

- Patrick Ford was hired in mid-October to fill the Community Resilience Coordinator role supporting the VDAF program. Patrick can assist property owners and can be reached at [pford@nrvc.org](mailto:pford@nrvc.org) or by calling the office.
- We have two upcoming staffing transitions in the Community Health team. Holly Lesko will be retiring in the new year following a unique tenure with the agency. Holly worked as a regional planner for numerous years and after she left the organization she served as a citizen representative for the Town of Blacksburg on the Regional Commission board having served as Chair. Over five years ago she returned to the organization as an employee and helped establish the Community Health program of the agency which was critical during the region's response to COVID and now administering the NRV Recovery Ecosystem. Kinsey Weaver recently shared she will be leaving the organization in December for a position near Wilmington, NC. She will be continuing her work in substance use recovery and will be the first employee at Brunswick County helping to launch their opioid abatement program. Anna Champion was recently promoted to Program Administrator for Community Health and we will be reviewing staffing needs promptly given the changes in the program.
- The NRVRC staff held our annual retreat on October 30<sup>th</sup>. Sharon Scott, former CEO at the Montgomery County Chamber of Commerce, facilitated the session and it was focused on the 6 Types of Working Genius, an assessment and tool created by Patrick Lincioni. The entire team enjoyed learning about their working geniuses and those of their colleagues. The new language we learned that day has already taken root in our daily interactions in the agency!



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[NRVRC.ORG](http://NRVRC.ORG)

## MEMORANDUM

**To:** NRVRC Board Members  
**From:** Kevin Byrd, Executive Director  
**Date:** November 14, 2025  
**Re:** Unhoused Population in the Region – Topic Overview

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At the November Regional Commission meeting Jennifer Wilsie, Holly Lesko, and Anna Champion will present information about the unhoused population in the region. Their presentation will cover data on the number of unhoused people, organizations in the region working to support this population, existing programs, and share recent lessons learned from other regions. The purpose of this agenda item is to share information and for Commissioners to discuss the topic. The Regional Commission intends on holding a future Mayors and Chairs meeting on this issue. The questions and discussion during this agenda item will help staff shape the format of the future Mayors and Chairs meeting.

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### Strengthening the Region through Collaboration

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#### 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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N R V R C . O R G

## MEMORANDUM

**To: NRVRC Board Members**  
**From: Kevin Byrd, Executive Director**  
**Date: November 14, 2025**  
**Re: FY27 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 FY26 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 adjusting the rate \$.02 to \$1.34.** The Commission typically adjusts the rate every two years; however, the rate has not been adjusted for over five years. The attached table includes a comparison of rate increases of two, three, and four cents for discussion purposes. The gray column is the current fiscal year rate. The green column is highlighted to show the recommendation from the executive committee.

The per capita assessment of \$1.34 as proposed for FY27 with Weldon Cooper data generates \$248,561.96 (a net increase of \$3,709.88) 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), state projects that will not cover above 10% of indirect costs, 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 FY27 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.

### Strengthening the Region through Collaboration

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**New River Valley Regional Commission  
Per Capita Assessment Rate FY27**

|                           | <b>Cooper Center<br/>Pop Estimate for<br/>2024*</b> | <b>Current FY26<br/>based on<br/>Cooper Center<br/>2023 Est</b> | <b>FY27 same rate;<br/>2024 Pop<br/>Estimate</b> | <b>\$ Change from<br/>FY26 to FY27</b> | <b>2024 Pop Estimate;<br/>2 cent increase</b> | <b>\$ Change from<br/>\$1.32 to \$1.34</b> | <b>2024 Pop Estimate;<br/>3 cent increase</b> | <b>2024 Pop Estimate;<br/>4 cent increase</b> |
|---------------------------|-----------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------|----------------------------------------|-----------------------------------------------|--------------------------------------------|-----------------------------------------------|-----------------------------------------------|
|                           |                                                     | <b>1.32</b>                                                     | <b>1.32</b>                                      |                                        | <b>1.34</b>                                   |                                            | <b>1.35</b>                                   | <b>1.36</b>                                   |
| Floyd County              | 15,090                                              | \$19,833.00                                                     | \$19,918.80                                      | \$85.80                                | \$20,220.60                                   | \$301.80                                   | \$20,371.50                                   | \$20,522.40                                   |
| Town of Floyd             | 448                                                 | \$592.68                                                        | \$591.36                                         | -\$1.32                                | \$600.32                                      | \$8.96                                     | \$604.80                                      | \$609.28                                      |
| Giles County              | 9,839                                               | \$13,027.08                                                     | \$12,987.48                                      | -\$39.60                               | \$13,184.26                                   | \$196.78                                   | \$13,282.65                                   | \$13,381.04                                   |
| Pearisburg                | 2,857                                               | \$3,738.24                                                      | \$3,771.24                                       | \$33.00                                | \$3,828.38                                    | \$57.14                                    | \$3,856.95                                    | \$3,885.52                                    |
| Narrows                   | 2,040                                               | \$2,700.72                                                      | \$2,692.80                                       | -\$7.92                                | \$2,733.60                                    | \$40.80                                    | \$2,754.00                                    | \$2,774.40                                    |
| Rich Creek                | 734                                                 | \$967.56                                                        | \$968.88                                         | \$1.32                                 | \$983.56                                      | \$14.68                                    | \$990.90                                      | \$998.24                                      |
| Pembroke                  | 1,135                                               | \$1,491.60                                                      | \$1,498.20                                       | \$6.60                                 | \$1,520.90                                    | \$22.70                                    | \$1,532.25                                    | \$1,543.60                                    |
| Pulaski County            | 21,719                                              | \$28,724.52                                                     | \$28,669.08                                      | -\$55.44                               | \$29,103.46                                   | \$434.38                                   | \$29,320.65                                   | \$29,537.84                                   |
| Town of Dublin            | 2,657                                               | \$3,515.16                                                      | \$3,507.24                                       | -\$7.92                                | \$3,560.38                                    | \$53.14                                    | \$3,586.95                                    | \$3,613.52                                    |
| Town of Pulaski           | 8,805                                               | \$11,692.56                                                     | \$11,622.60                                      | -\$69.96                               | \$11,798.70                                   | \$176.10                                   | \$11,886.75                                   | \$11,974.80                                   |
| Montgomery County         | 33,541                                              | \$44,044.44                                                     | \$44,274.12                                      | \$229.68                               | \$44,944.94                                   | \$670.82                                   | \$45,280.35                                   | \$45,615.76                                   |
| Blacksburg                | 36,452                                              | \$48,160.20                                                     | \$48,116.64                                      | -\$43.56                               | \$48,845.68                                   | \$729.04                                   | \$49,210.20                                   | \$49,574.72                                   |
| Christiansburg            | 22,632                                              | \$29,755.44                                                     | \$29,874.24                                      | \$118.80                               | \$30,326.88                                   | \$452.64                                   | \$30,553.20                                   | \$30,779.52                                   |
| City of Radford           | 14,343                                              | \$18,353.28                                                     | \$18,932.76                                      | \$579.48                               | \$19,219.62                                   | \$286.86                                   | \$19,363.05                                   | \$19,506.48                                   |
| Radford University        | 2,950                                               | \$3,894.00                                                      | \$3,894.00                                       | \$0.00                                 | \$3,953.00                                    | \$59.00                                    | \$3,982.50                                    | \$4,012.00                                    |
| Virginia Tech             | 9,500                                               | \$12,540.00                                                     | \$12,540.00                                      | \$0.00                                 | \$12,730.00                                   | \$190.00                                   | \$12,825.00                                   | \$12,920.00                                   |
| New River Comm. Coll.     | 752                                                 | \$992.64                                                        | \$992.64                                         | \$0.00                                 | \$1,007.68                                    | \$15.04                                    | \$1,015.20                                    | \$1,022.72                                    |
| <b>Total Assessed Pop</b> | <b>185,494</b>                                      | <b>\$244,023.12</b>                                             | <b>\$244,852.08</b>                              | <b>\$828.96</b>                        | <b>\$248,561.96</b>                           |                                            | <b>\$250,416.90</b>                           | <b>\$251,249.12</b>                           |
|                           |                                                     |                                                                 |                                                  |                                        | <b>\$3,709.88</b>                             |                                            | <b>\$5,564.82</b>                             | <b>\$6,397.04</b>                             |

\*FY27 Assessment Rate was based on Weldon Cooper Center 2024 Population Estimates released July 1, 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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N R V R C . O R G

## MEMORANDUM

**To:** NRVRC Board Members

**From:** Kevin Byrd, Executive Director

**Date:** November 14, 2025

**Re:** Greetings from Virginia Association of Planning District Commissions/Legislative Priority Support

David Blount, Executive Director of the Virginia Association of Planning District Commissions (VAPDC), will be in attendance at the November Regional Commission meeting and will provide brief remarks about VAPDC. He plans to address recent activities of the association and the role VAPDC plays when there is a change in administration in the Commonwealth. For more information about VAPDC, please visit [www.vapdc.org](http://www.vapdc.org)

This upcoming General Assembly session the VAPDC is working to increase the state appropriation for planning districts in Virginia. The Regional Commission may choose to ask local governments to support the VAPDC General Assembly budget request in their local legislative priorities.

Currently, the New River Valley Regional Commission receives \$114,000 of unrestricted funds from the Commonwealth to assist with projects and programs in partnership with the state. The request being made by VAPDC is for \$250,000, an increase of \$136,000. This is critical funding for the Regional Commission operations particularly for cash flow purposes. Over 90% of the funds in the budget are restricted for project deliverables. Frequently, funds for projects require 30-45 days turnaround, or projects may be delayed, therefore the agency must carry the operating cost until funds are on-hand. A recent example is the agency stepping up to administer the Virginia Disaster Assistance Fund in partnership with the Commonwealth. In order to do this, the agency needed to hire a staff member and the agency is carrying the additional cost until reimbursement can be received, which new programs often takes three to four months, or longer. The additional resources will have an immediate impact on the scalability of the organization and provide increased responsiveness to state and local needs.

Attached is a flier VAPDC is utilizing to educate about the need for increased investment from the Commonwealth. Material will be released soon regarding the specific budget amount being requested.

### Strengthening the Region through Collaboration

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Montgomery | Pulaski  
City  
Radford

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Rich Creek

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Radford University  
New River Community College



# Planning District Commissions

*Serving Every Corner of the Commonwealth*



## A SMART, ESTABLISHED INVESTMENT IN VIRGINIA'S REGIONS & ECONOMY



Competitive regions are the lifeblood of thriving economies. **PDCs help VA's regions compete nationally & globally.**



Every year, Virginia's PDCs bring tens of millions in federal dollars to regions across the Commonwealth.



They support key state agencies like DEQ, VDEM, DHCD, VEDP, VDOT, and DCR.



PDCs offer economies of scale through regional approaches and shared best practices.



They provide a neutral forum to tackle complex issues effectively.



They connect localities to state, federal, and private sector resources.

## ESTABLISHED FOR REGIONAL SUCCESS

Created by the Virginia General Assembly in 1968 under the Regional Cooperation Act (§15.2-4200), Planning District Commissions (PDCs) are political subdivisions of the Commonwealth -- formed by local governments to address challenges that cross jurisdictional boundaries.

### Stronger Communities, Competitive Regions

PDCs bring together local elected officials, appointed leaders, and residents to plan, collaborate, and develop strategic solutions for regional issues.

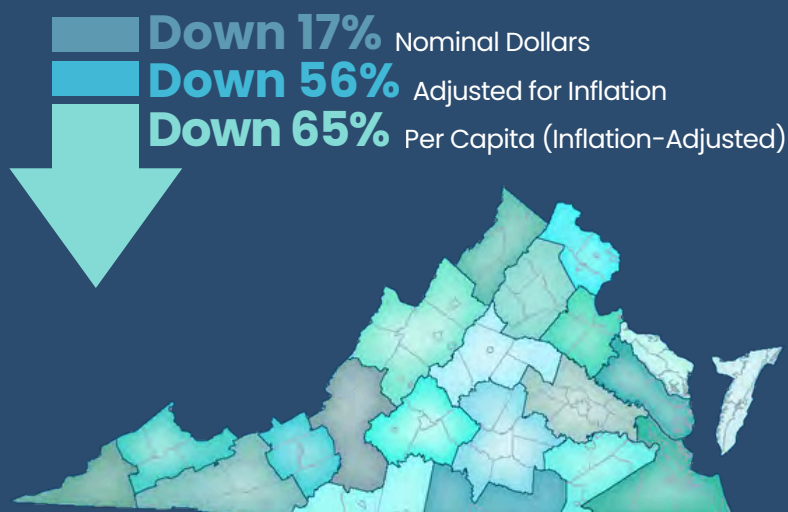


## REINVEST

in Virginia's Regions

Each year the Commonwealth increases their reliance on PDCs, yet funding is a fraction of what it was decades ago:

### State Funding for Virginia's PDCs since 2000:



VIRGINIA'S 21 PLANNING DISTRICT COMMISSIONS

### SUSTAINABLE STATE FUNDING FOR PDCs

is essential for building stronger regions, attracting federal dollars, and supporting the Commonwealth's long-term success.

To ensure Virginia remains competitive, resilient, and efficient, we must

**REINVEST IN REGIONAL COOPERATION.**

# VIRGINIA'S PLANNING DISTRICT COMMISSIONS TACKLE LARGE PROBLEMS TO BENEFIT EVERY COMMUNITY ACROSS THE COMMONWEALTH



## Regional Projects & Collaboration

Coordinate efforts across jurisdictions on transportation, housing, broadband, and resilience — bringing partners together to tackle shared challenges.



## Technical Expertise for Localities

Offer planning, mapping, data analysis, watershed protection, and strategic guidance — especially for rural communities without in-house capacity.



## Grant Support & Program Management

Help secure and manage millions in federal and state funding, maximizing impact and reducing administrative burden on local governments.



## Environmental & Emergency Planning

Support flood mitigation, stormwater & water supply planning, and disaster preparedness in partnership with emergency management.



## Economic & Community Development

Advance regional strategies for job growth, site readiness, infrastructure, and workforce housing.



# REINVEST

in Virginia's Regions

SUPPORT THE REGIONAL INFRASTRUCTURE THAT HELPS VIRGINIA COMPETE FOR FEDERAL DOLLARS, IMPLEMENT STATE INITIATIVES, AND BUILD STRONGER COMMUNITIES.



**RESTORE AND GROW** state investment in Planning District Commissions



**SUPPORT REGIONAL COLLABORATION** as a critical tool for economic competitiveness



**ENSURE ALL REGIONS HAVE THE RESOURCES** to meet today's complex challenges