

Bradley E. Grose, Mayor
Matthew S. Hare, Vice Mayor
I. Douglas Adams, Jr., Council Member
Sabrina McCarty, Council Member
Janet Scheid, Council Member



Vinton Municipal Building
311 South Pollard Street
Vinton, VA 24179
(540) 983-0607

**Vinton Town Council
Regular Meeting
Council Chambers
311 South Pollard Street
Tuesday, February 16, 2016**

AGENDA

Consideration of:

- A. 7:00 p.m. - ROLL CALL AND ESTABLISHMENT OF A QUORUM**
- B. MOMENT OF SILENCE**
- C. PLEDGE OF ALLEGIANCE TO THE U. S. FLAG**
- D. UPCOMING COMMUNITY EVENTS/ANNOUNCEMENTS**
- E. CONSENT AGENDA**
 - 1. Consider approval of the minutes for the regular meeting of January 19, 2016.
 - 2. Consider approval of the minutes for the Special meeting of January 30, 2016.
- F. AWARDS, RECOGNITIONS, PRESENTATIONS**
 - 1. Officer of the Month for January 2016 – **Chief Dudley**
 - 2. Report on the Vinton Volunteer First Aid Crew Calendar Year 2015 – **Wayne Guffey**
- G. CITIZENS' COMMENTS AND PETITIONS** - This section is reserved for comments and questions for issues not listed on the agenda.
- H. TOWN ATTORNEY**
- I. TOWN MANAGER**
- J. MAYOR**
- K. COUNCIL**
 - 1. Comments from Council Members
- L. ADJOURNMENT**

M. WORK SESSION

1. Briefing on Precision Fabrics Group (PFG), Inc. Property Dedication to the Town of Vinton for Glade Creek Greenway Construction.
2. Briefing on Memorandum of Understanding (MOU) for Administration of the Virginia Erosion and Sediment Control Program (VESCP) and the Virginia Stormwater Management Program (VSMP) between the County of Roanoke and the Town of Vinton and amendments to the ESC and SWM ordinances and SWM Design Manual.

NOTICE OF INTENT TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT. Reasonable efforts will be made to provide assistance or special arrangements to qualified individuals with disabilities in order to participate in or attend Town Council meetings. Please call (540) 983-0607 at least 48 hours prior to the meeting date so that proper arrangements may be made.

NEXT TOWN COUNCIL MEETINGS/COMMITTEES:

February 17, 2016 – 6:30 p.m. – Special Council Meeting – Closed Session – TOV Conference Room

March 1, 2016 – 6:00 p.m. – Work Session following by Regular Council meeting at 7:00 p.m.

March 2, 2016 – 7:30 p.m. – Public Works Committee meeting – TOV Conference Room



Town Council Agenda Summary

Meeting Date

February 16, 2016

Department

Town Clerk

Issue

1. Consider approval of the minutes for the regular meeting of January 19, 2016.
2. Consider approval of the minutes for the Special meeting of January 30, 2016.

Summary

None

Attachments

January 19, 2016 minutes
January 30, 2016 minutes

Recommendations

Motion to approve minutes

MINUTES OF A REGULAR MEETING OF VINTON TOWN COUNCIL HELD AT 7:00 P.M. ON TUESDAY, JANUARY 19, 2016, IN THE COUNCIL CHAMBERS OF THE VINTON MUNICIPAL BUILDING LOCATED AT 311 SOUTH POLLARD STREET, VINTON, VIRGINIA

MEMBERS PRESENT: Bradley E. Grose, Mayor
Matthew S. Hare, Vice Mayor
I. Douglas Adams, Jr.
Sabrina McCarty
Janet Scheid

STAFF PRESENT: Barry W. Thompson, Interim Town Manager
Susan N. Johnson, Executive Assistant/Town Clerk
Theresa Fontana, Town Attorney
Pete Peters, Assistant Town Manager/Director of Economic Development
Donna Collins, Human Resources Director
Gary Woodson, Public Works Director
Joey Hiner, Assistant Public Works Director
Chris Linkous, Deputy Chief
Chad Helms, Captain
David Rodgers, Lieutenant-EMS
Larry Whiting, Lieutenant-Fire

The Mayor called the regular meeting to order at 7:00 p.m. The Town Clerk called the roll with Council Member Adams, Council Member McCarty, Council Member Scheid, Vice Mayor Hare and Mayor Grose present. After a Moment of Silence, Council Member Scheid led the Pledge of Allegiance to the U.S. Flag.

Roll call

Under upcoming community events, Council Member McCarty announced the event on February 13th at The Woodland Place with Tru Sol. Pete Peters announced that a Transit Vision Plan Public Workshop will be held this Thursday evening at the Vinton Library between 5:00 and 7:00 p.m.

Council Member Adams made a motion to approve the Consent Agenda as presented; the motion was seconded by Council Member McCarty and carried by the following vote, with all members voting: Vote 5-0; Yeas (5) – Adams, McCarty, Scheid, Hare, Grose; Nays (0) – None.

Approved minutes for the regular meeting of January 5, 2016

The next item on the agenda was the recognition of promotions in the Fire/EMS Department. Deputy Chief Linkous introduced

Lieutenant Larry Whiting, Lieutenant David Rodgers and Captain Chad Helms. After the Mayor administered the oaths of office, Deputy Chief Linkous pinned their badges.

Barry Thompson, Interim Town Manager, commented that the Public Works Department had begun clean-up efforts at the Gish Mill property. The carport has been removed and the parking lot has been cleaned. Signs have been posted on the creek in compliance with the request of our insurance carrier. Also, a contractor has been hired to paint the coverings on the windows.

Council Member Scheid asked what would be done to secure the site with regard to fencing. Gary Woodson commented that a chain-link fence will be installed and Ms. Scheid expressed concerns about how the fence would look. Mr. Thompson commented that the insurance company had requested that the property be fenced. It will not be a perimeter fence, but will be on the corner of the building along the creek bank. Mr. Peters also commented that the grant request to VML has been submitted. Council Member Scheid asked what the total cost would be and Mr. Peters responded approximately \$5,400 and we have requested the total \$4,000 grant from VML.

Mr. Thompson next commented on the impending weather and that staff had already started meeting in preparation for the event and Public Works is already getting the snow equipment ready. Deputy Chief Linkous, who is also our Emergency Services Coordinator, has been in contact with the Police and Public Works Department and is pulling staff together.

The next item on the agenda was a briefing on costs to add additional sidewalks and striping to complete the Walnut Avenue Sidewalk Improvement Project. After brief comments by Mr. Thompson, he turned the meeting over to Mr. Woodson for a Power Point presentation.

Mr. Woodson first commented that at the last Council meeting there were some questions regarding the scope of the project. The total allocation for the project was \$100,000. The contract that was awarded for the sidewalks, striping and the curbs totaled \$78,501. VDOT had

a ten percent (10%) administrative cost of \$10,000 and the engineering fee was around \$8,900. That brings the project, without any change orders, a total of \$2,599 under budget.

With regard to the addition of a four foot sidewalk, which is 85 feet long, along Jackson to Walnut at the Fire Station, that would cost approximately \$3,570 based on the costs received from the bid. This was discussed with VDOT and they will approve this extra work at a net cost to the Town of \$971.

The crosswalk striping at 3rd, 4th and 5th streets at a cost of approximately \$1,000 cannot be paid out of the grant money. Also, the double yellow median striping cannot be part of the grant money. The approximate cost to paint the striping would be \$1,000, which would have about 1/7th of the life of thermal. At some point there needs to be some discussion on doing some improvements on this stretch of road and perhaps we would want to hold off on the striping until we re-surface it. Vice Mayor Hare asked about the reference to thermal. Mr. Woodson said there are two techniques to striping, either painting or putting thermal which is a plastic material and lasts longer, but it twice the costs.

Mr. Woodson's next slide had an aerial view of the area showing the project as bid, the proposed crosswalks and the proposed additional sidewalk. The next several slides showed the scope of the project beginning at the intersection of West Jackson and continuing down Walnut Avenue. Mr. Woodson pointed out where the new sidewalks would be installed. Mr. Woodson commented that at the intersection of 1st Street and Walnut Avenue, there is not a really good place for striping of that section. He also commented that the area at 2nd Street will be striped as part of the scope of the project. The area at 3rd Street will not be striped because it does not meet ADA requirements. The Town can stripe this area, but we cannot use grant funds because VDOT will not approve it. That is also true of the crosswalks at 4th and 5th Streets.

Mr. Peters commented that in his observation the locations that do not meet ADA requirements is due to the fact that both sides of the sidewalks do not have ramps and therefore VDOT will not pay for those crosswalks.

After further discussion, Mr. Woodson commented that the project is going to be done in the Spring and they will submit a change order for the additional sidewalk. If Council desires to do the striping of the crosswalks at 3rd, 4th and 5th Streets, they would have to go out to their contractor to get that work done and pay for it with Town funds. He would recommend that the handicapped ramps be done before any striping. Mr. Woodson recommended that the matter be brought back later when the construction is started so we have real numbers. Council gave their consensus.

The next item on the agenda was a review of the proposed format and delivery frequency for the Town of Vinton Project Management Report. Mr. Thompson first commented that staff has prepared an extensive project listing. Tonight staff is looking for Council's input on the format with the intent to make any changes suggested by Council and then make it available to Council on the first meeting of the month. The current monthly reports will continue to be provided to Council on the second meeting of the month.

Pete Peters commented that the report presented was created with the management team. He had a similar project management list at his last job and had found it to be a tool for him to learn the projects that are going on in Town. The idea of the report is not to give fine-tuned details, but a snapshot glance of items that may be important to Council as they interact with the community. Also, his experience had been that this type of reporting had encouraged staff to move projects along knowing that updates are forthcoming.

Vice Mayor Hare asked how projects would come off of the list. Mr. Peters commented that the report would have a tab for each month. Projects that are updated will be highlighted in yellow each month and completed projects will be highlighted in green. The history of each project will maintained in the prior months. Vice Mayor Hare asked if there would be a red highlight for projects that fall behind and Mr. Peters responded that could be done if it is the desire of Council. Council Member Adams suggested that when a project is within a month of the deadline, it could be highlighted a different color to bring attention to it.

After further discussion regarding the report, Vice Mayor Hare asked if this report would replace the monthly reports that are being provided by staff. Mr. Thompson responded that this was not intended to replace those reports and wanted to know Council's desire in that regard. Council Member Adams commented that some of the monthly reports contain information that goes back several years. He is interested in more comprehensive information. After further comments from Council, Mr. Thompson stated that he understood that more statistical information is wanted and less operational information. He would work with staff to come up a more standard format.

Mr. Thompson next commented that a staff economic development committee will be created consisting of the Assistant Town Manager, Deputy Fire Chief, Police Chief, Planning & Zoning Director, Public Works Director and himself to focus strictly on economic development. This committee will work also with the Chamber and business groups downtown.

The Mayor commented that he supported the idea because he was not sure a committee had ever been pulled together to look at everything the Town can do towards economic development. Council Member McCarty commented that she agreed with the Mayor because she had asked on several occasions to be provided documentation from agencies that request funding from the Town so Council would know where the funds are going. This would also keep them better informed of what was being done for economic development instead of activities that may not be doing what they were intended to do. Council Member Adams commented that we need to take the initiative and follow through to make sure we get some good results.

Council Member Scheid asked what would be the next step with the project management report. Mr. Peters responded that he will send it back out to staff for their updates and it will be placed in Drop Box on February 2nd as an updated report. It will continue monthly thereafter. She next commented that she assumed any projects that Council felt needed to be included on the list could be passed along.

With regard to the economic development committee, the Mayor further commented that he would assume that the committee would want a couple of the Council members to also serve on that committee. Mr. Thompson next commented that they would like to have input from members of Council and it was discussed that there would also be a Council Economic Development Committee if Council so desired. The Mayor commented that he would be willing to serve and suggested Council Member Scheid. In response to a question from Vice Mayor Hare regarding any sensitive information that might be discussed by this committee, the Town Attorney responded that they would be able to have a closed session just like any other public meeting. Mr. Thompson commented that the meeting would be advertised just like the other Council committee meetings.

Council Member McCarty made a motion to create a Council Economic Development Committee; the motion was seconded by Council Member Adams; and carried by the following vote, with all members voting: Vote 5-0; Yeas (5) – Adams, McCarty, Scheid, Hare, Grose; Nays (0) - None.

Approved creation of a Council Economic Development Committee

Council Member Adams nominated the Mayor and Council Member McCarty nominated Council Member Scheid. Vice Mayor Hare asked what the charter would be for this committee so it does not overlap with the functions of other committees. The Mayor responded that he thought the mission of this committee would be to search for economic development opportunities, call on prospects and make presentations of complete and accurate information. Council Member McCarty commented that she was nominated to serve on a similar committee, but they never met. The Town Clerk responded that committee was formed to meet with the Chamber for the extra funding they were given for economic development. Ms. McCarty next commented that her understanding at that time was that group would be the one to work with the Chamber and would go out to meet with business owners to show statistics of the Town and what we had to offer. She was in support of stating that committee no longer needed to exist because this committee is going to take the reins. She still felt like a report needed to be made to Council of where the funding is going. Mr. Thompson commented that we do not currently have any type of incentive

package together and this committee will need to concentrate on that as well as other information that the Town can offer any prospective businesses that we might talk with.

Council had further discussion regarding the purpose of the committee and having one person as the point of contact. Mr. Thompson commented that Mr. Peters would be the Town's point of contact. Mr. Peters commented that he initially sees the committee developing a vision and a strategic focus on what we want to target as economic development and providing the tool box of what items he can have at his disposal to work with a prospect. Vice Mayor Hare commented that there was such a tool box in place five years ago. Mr. Peters responded that if it has been that long since the process was refined, it needs to be revisited.

After further discussion, the nominations were seconded by Vice Mayor Hare and were carried by the following vote, with all members voting: Vote 5-0; Yeas (5) – Adams, McCarty, Scheid, Hare, Grose; Nays (0) - None.

The Town Clerk recommended that the term of the members on the Committee run through June 30, 2016 to be on the same schedule with the other Council committees.

Vice Mayor Hare commented that the Finance Committee met and reviewed the November report. From the General Fund standpoint, revenues on an adjusted basis were over the projection and expenditures were under. The same held true on the Utility Fund side, which was all rate-increased driven and not so much as volumes.

They did review the War Memorial at the meeting. The revenues are up year over year at about \$25,000 to date. However, they are losing more money this year due to several items related to decisions that were made prior to this fiscal year under different leadership. The contracted items for re-sale, year-to-date, show revenue of \$7,500 and but expenditures of almost \$23,000. Staff is working very hard and from a customer service standpoint they are doing a phenomenal job with what they have been given and what they have been left with. Mr. Hare further commented that during the budget cycle there will be a more in-

Appointed Mayor Grose and Council Member Scheid to serve on the Council Economic Development Committee, said terms to expire June 30, 2016

depth review and look at the business plan.

With regard to cash, we are down from the beginning of the year, which is what was expected. Mr. Thompson was able to move money where it was needed in compliance with our policy. Mr. Thompson responded that it has been moved back as of today.

The budget timeline was discussed. The employee committee is being formed for the budget process and that committee will work with the Finance Committee.

Vice Mayor Hare made a motion to approve the October 2015 and November 2015 financial reports; the motion was seconded by Council Member Adams and carried by the following vote, with all members voting: Vote 5-0; Yeas (5) – Adams, McCarty, Scheid, Hare, Grose; Nays (0) - None.

Approved the October 2015 and November 2015 Financial Reports

The Mayor commented that he appreciated the sense of excitement from staff and the desire to get things done. He also commented on Public Works crew that he passed on the way to the meeting that was working on a water break on Almond Drive. He further commented that he had received a letter from a recent customer expressing appreciation to the current staff at the War Memorial for what a great job they are doing which he will pass on to the other members of Council.

Comments from Council Members: Council Member Adams commented on the pictures that have been placed on the wall in Municipal Building lobby and expressed appreciation to Susan Johnson and Julie Tucei who spearheaded the project at the suggestion of Mr. Thompson. He also expressed appreciation for the project management report that has been created.

Council Member McCarty also expressed thanks for the project management report and the current change of pace. She also expressed thanks to Mr. Woodson for getting his report regarding the Walnut Avenue sidewalk project back to Council in two weeks.

Council Member Scheid read a statement and announced that she will be running for a Council seat in the May election.

With regard to the update on the process to fill the Police Chief position, Vice Mayor Hare first commented that he, Council Member Adams, Chief Dudley and Donna Collins met that afternoon. They have selected five candidates to interview. There was a larger applicant pool than the first time. Ms. Collins has been able to contact four of the five and they are all still interested.

The interviews will follow the same process as last time with an interview panel during the day made up of staff and citizens and each candidate will be given a tour of the Town. Council interviews will be during the evening in closed session. There is one repeat applicant from the first time who we will not interview again. Council Member Scheid asked about any additional questions that Council might have for that candidate. Vice Mayor Hare responded that once the pool was narrowed down it would be up to Council's discretion as to who they might want to interview again.

After a review of their calendars, Council decided on the following available dates to schedule the interviews: January 29th, January 30th, February 1st and February 3rd. The night meetings would begin at 6:30 p.m. Vice Mayor Hare commented that he will ask Ms. Collins to put together packets and have them delivered. Council also selected February 17th for second interviews, if needed.

Council Member McCarty made a motion that Council go into a Closed Meeting pursuant to § 2.2-3711 (A) of the 1950 Code of Virginia, as amended, for discussion or consideration of the acquisition of real property for a public purpose, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body as authorized by subsection 3. The motion was seconded by Council Member Scheid and carried by the following roll call vote, with all members voting: Vote 5-0; Yeas (5) – Adams, McCarty, Scheid, Hare, Grose; Nays (0) – None. Council went into Closed Meeting at 9:15 p.m.

At 10:05 p.m., the regular meeting reconvened and the Certification that the Closed Meeting was held in accordance with State Code requirements was approved on motion by Vice Mayor Hare; seconded by Council Member Adams and carried by the following roll call vote, with all members voting:

Vote 5-0; Yeas (5) – Adams, McCarty, Scheid, Hare, Grose; Nays (0) – None.

Certification of Closed Meeting

Following the closed session, Council had public discussion regarding a brewery that is interested in locating in the Town. Mr. Thompson commented that they are looking at a specific location, but he would not disclose it at this time. It appears that the location would come available in the next 60-90 days. Once they take possession of the property, they will apply for all necessary licenses and permits to begin their business.

Town staff is working with the property owner to make sure the property is zoned properly. This will probably be an opportunity to use the Change of Use grant for the first time. The property owner will probably be looking at the façade grant program and the revolving loan program as part of our CDBG grant.

Mr. Thompson further commented that the property owner has asked staff to look at what incentives the Town can offer. We do not have a lot we can offer the brewery, but we have directed them to contact Annette Patterson from a new business start-up to see how she might be able to assist them.

Council Member Scheid asked what is the property currently zoned and Mr. Thompson responded it is commercial. This business will be manufacturing and it is a permitted use within that zone. They do not have plans right now to do any bottling, but they would have the retail side. They are also talking about getting a keg license so they can do business with the local restaurants.

Council Member Scheid commented that the ABC law has changed for breweries and they do not have to serve food. Mr. Thompson commented that some breweries are using food trucks. Council Member Scheid asked if Roanoke County would play a role in a business like this as far as incentives. The County does not have a micro-brewery yet and this would be the first one. Mr. Thompson commented that he and Mr. Peters have made contact with the County Economic Development Office. Our next step is to schedule a meeting with the property owner, the brewery and Town staff. In response to a question, Mr. Thompson commented that they have been brewing

for some time in a Vinton garage and they are all business people.

Council Member Adams asked about the old library property and Mr. Thompson commented that Roanoke County will be placing a "for sale" sign on the property with Poe and Cronk.

Vice Mayor Hare made a motion to adjourn the meeting; the motion was seconded by Council Member Scheid and carried by the following roll call vote, with all members voting: Vote 5-0; Yeas (5) – Adams, McCarty, Scheid, Hare, Grose; Nays (0) – None. The meeting was adjourned at 10:20 p.m.

Meeting was adjourned

APPROVED:

Bradley E. Grose, Mayor

ATTEST:

Susan N. Johnson, Town Clerk

MINUTES OF A SPECIAL MEETING OF VINTON TOWN COUNCIL HELD AT 8:30 A.M. ON SATURDAY, JANUARY 30, 2016 IN THE TOWN MANAGER CONFERENCE ROOM OF THE VINTON MUNICIPAL BUILDING, 311 SOUTH POLLARD STREET, VINTON, VIRGINIA.

MEMBERS PRESENT: Bradley E. Grose, Mayor
Matthew S. Hare, Vice Mayor
I. Douglas Adams, Jr.
Sabrina McCarty
Janet Scheid

STAFF PRESENT: Barry W. Thompson, Interim Town Manager
Jeff Dudley, Interim Police Chief
Susan Johnson, Town Clerk
Donna Collins, Human Resources Director

The Mayor called the meeting to order at 8:30 a.m. The Town Clerk called the roll with Council Member Adams, Council Member McCarty, Council Member Scheid, Vice Mayor Hare and Mayor Grose present.

Vice Mayor Hare made a motion that Council go into a Closed Meeting pursuant to § 2.2-3711 A (1) of the 1950 Code of Virginia, as amended, for discussion and interviews of prospective candidates for Chief of Police. The motion was seconded by Council Member Scheid and carried by the following roll call vote, with all members voting: Vote 5-0; Yeas (5) – Adams, McCarty, Scheid, Hare, Grose; Nays (0) – None. Council went into Closed Meeting at 8:35 a.m.

At 7:26 p.m., the regular meeting reconvened and the Certification that the Closed Meeting was held in accordance with State Code requirements was approved on motion by Vice Mayor Hare, seconded by Council Member McCarty and carried by the following vote, with all members voting: Vote 5-0; Yeas (5) – Adams, McCarty, Scheid, Hare, Grose; Nays (0) – None.

Vice Mayor Hare made a motion to adjourn the meeting; the motion was seconded by Council Member Adams and carried by the following vote, with all members voting: Vote 5-0; Yeas (5) – Adams, McCarty, Scheid, Hare, Grose; Nays (0) – None. The meeting was adjourned at 7:27 p.m.

APPROVED:

Bradley E. Grose, Mayor

ATTEST:

Susan N. Johnson, Town Clerk



Town Council Agenda Summary

Meeting Date

February 16, 2016

Department

Police

Issue

Officer of the Month for January 2016

Summary

The Officer of the Month for January 2016 will be recognized at the Council meeting.

Attachments

None

Recommendations

None



Town Council Agenda Summary

Meeting Date

February 16, 2016

Department

Vinton Volunteer First Aid Crew

Issue

Report on the Vinton Volunteer First Aid Crew Calendar Year 2015

Summary

Assistant Chief Wayne Guffey will be present to give this report to Council.

Attachments

None

Recommendations

No action required



Town Council Agenda Summary

Meeting Date

February 16, 2016

Department

Planning and Zoning

Issue

Briefing on Precision Fabrics Group (PFG), Inc. Property Dedication to the Town of Vinton for Glade Creek Greenway Construction.

Summary

During an update given at a community meeting on the Glade Creek Greenway Project on January 16, 2014, it was suggested that the greenway be extended under the City of Roanoke's Dale Avenue Bridge onto Precision Fabric Group's (PFG) property. Since there is no sidewalk on the north side of the bridge on Dale Avenue, the proposed extension will provide a safer connection to the City of Roanoke's Tinker Creek Greenway. The estimated total project cost for Glade Creek Greenway, including the proposed extension, is \$256,953.00. The Greenway Construction Project is to be funded as follows: VDOT - \$131,000; Novozymes - \$ 50,000; Pathfinders - \$12,500; Roanoke County - \$ 20,000; and Vinton - \$48,500, a total of \$262,000.

On July 23, 2014, representatives from the Town met with Mike Maust, PFG's Plant Manager, regarding the proposed extension of the greenway. Mr. Maust indicated that he did not foresee any problems with the greenway being located on PFG's property. On November 4, 2015, Town staff met with Mr. Maust, and he informed them that PFG, Inc. would like to dedicate the portion of the company's property needed for the greenway to the Town. Appraisal on the portion of the property to be dedicated is being completed by Russell & Associates, with the necessary surveying and resubdivision plat being completed by Mattern & Craig. The anticipated completion date of the appraisal services, resubdivision plat, and deed of easement is by February 26, 2016.

Attachment

Preliminary subdivision plat
Appraisal Report

Recommendations

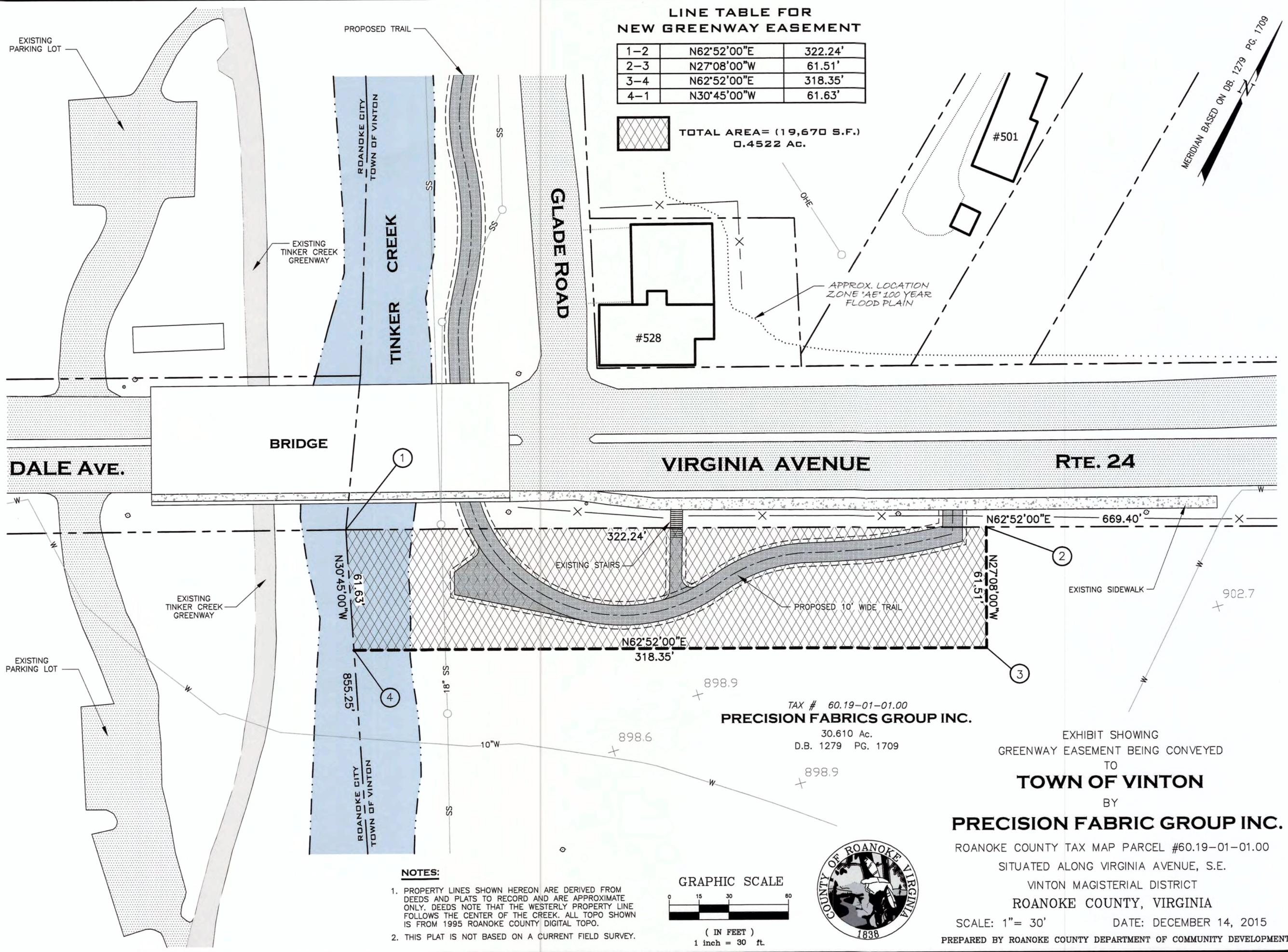
No action required

**LINE TABLE FOR
NEW GREENWAY EASEMENT**

| | | |
|-----|-------------|---------|
| 1-2 | N62°52'00"E | 322.24' |
| 2-3 | N27°08'00"W | 61.51' |
| 3-4 | N62°52'00"E | 318.35' |
| 4-1 | N30°45'00"W | 61.63' |

 TOTAL AREA = (19,670 S.F.)
0.4522 AC.

MERIDIAN BASED ON DB. 1279 PG. 1709



EXISTING PARKING LOT

PROPOSED TRAIL

EXISTING TINKER CREEK GREENWAY

BRIDGE

DALE AVE.

VIRGINIA AVENUE

RTE. 24

GLADE ROAD

#528

#501

APPROX. LOCATION
ZONE 'AE' 100 YEAR
FLOOD PLAIN

EXISTING TINKER CREEK GREENWAY

EXISTING PARKING LOT

EXISTING STAIRS

EXISTING SIDEWALK

TAX # 60.19-01-01.00
PRECISION FABRICS GROUP INC.

30.610 Ac.
D.B. 1279 PG. 1709

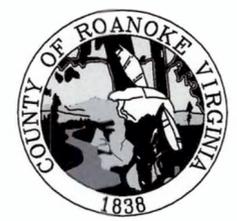
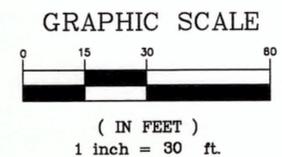
EXHIBIT SHOWING
GREENWAY EASEMENT BEING CONVEYED
TO
TOWN OF VINTON
BY

PRECISION FABRIC GROUP INC.

ROANOKE COUNTY TAX MAP PARCEL #60.19-01-01.00
SITUATED ALONG VIRGINIA AVENUE, S.E.
VINTON MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

SCALE: 1" = 30'
DATE: DECEMBER 14, 2015
PREPARED BY ROANOKE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

- NOTES:**
1. PROPERTY LINES SHOWN HEREON ARE DERIVED FROM DEEDS AND PLATS TO RECORD AND ARE APPROXIMATE ONLY. DEEDS NOTE THAT THE WESTERLY PROPERTY LINE FOLLOWS THE CENTER OF THE CREEK. ALL TOPO SHOWN IS FROM 1995 ROANOKE COUNTY DIGITAL TOPO.
 2. THIS PLAT IS NOT BASED ON A CURRENT FIELD SURVEY.



APPRAISAL REPORT



+/- 0.452 acres of Vacant Land

**West Virginia Avenue (State Route 24)
Vinton, Virginia 24179**

Prepared For

Ms. Anita McMillan
Town of Vinton
311 South Pollard Street
Vinton, Virginia 24179

Prepared By

Russell & Associates
Real Estate Appraisers and Consultants
4728 Starkey Road
Roanoke, Virginia 24018

RUSSELL & ASSOCIATES
Real Estate Appraisers ♦ Consultants

February 1, 2016

Ms. Anita McMillan
Town of Vinton
311 South Pollard Street
Vinton, Virginia 24179

**RE: Appraisal Report of +/- 0.452 acres of land along the south side of West Virginia Avenue
(State Route 24) located in Vinton, Virginia 24179**

Ms. McMillan:

I have inspected the above-referenced properties and prepared an Appraisal Report addressing the "as is" market value of the fee simple interest in two tracts of vacant land, as of January 26, 2016. A more detailed description of the two tracts that are the subject of this appraisal is included in the Property Identification section of this report.

Based on an inspection and analysis of the property, it is the appraiser's opinion that the "as is" market value of the fee simple interest in the 0.452 acre tract, as of January 26, 2016, is estimated as follows:

\$15,000
(FIFTEEN THOUSAND DOLLARS)

The appraisers certify that they have no present or contemplated future interest in the property. The appraisal is completed in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) and the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. It is our understanding that the appraisal will be used in conjunction with a planned donation by the owner of the identified parcel for the construction of the Glade Creek Greenway along Tinker Creek.

Thank you for the opportunity to be of service, and if any information or clarifications are needed, please do not hesitate to contact us.

Respectfully Submitted,

RUSSELL & ASSOCIATES



Michael A. Russell, MAI



Paul J. Kelly

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

| | |
|--|---|
| Property and Location | +/- 0.452 Acres of Vacant Land North Side of West Virginia Avenue (State Route 24) Vinton, Virginia |
| Property Owners | Precision Fabrics Group, LLC |
| Appraisal Valuation Dates | January 26, 2016 |
| Purpose of Appraisal | Estimate "as is" market value of +/- 0.452 Acres (+/- 19,670 SF) of Vacant Land. |
| Property Rights Appraised | Fee Simple Interest |
| Zoning | M2, General Industrial District (Vinton) |
| Tax Reference | See Property Identification |
| Land Area | +/- 0.452 Acres (+/- 19,670 SF) |
| Improvements | None |
| Highest and Best Use: As Vacant | Recreational |
| Appraisal Procedures | Sales Comparison Approach |

"As Is" Market Value (+/- 0.452) Acres of Vacant Land:

Value by the Sales Comparison Approach: \$15,000 (R)

**"AS IS" MARKET VALUE:
\$15,000 (R)
(FIFTEEN THOUSAND DOLLARS)**

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS

- This appraisal includes a value opinion of an unrecorded parcel. The client has provided a plat of the proposed subdivision of land for donation by the current owner to the Town of Vinton, a copy of which is included in this report on page 11. The value is based on the extraordinary assumption that the proposed site size and location is as described in this report and in accordance with the plat supplied by our client.

The use of these assumptions might have affected the assignment results.

TABLE OF CONTENTS

PREMISES OF THE APPRAISAL 1

PROPERTY IDENTIFICATION..... 2

PROPERTY RIGHTS APPRAISED 4

PURPOSE AND INTENDED USE OF THE APPRAISAL 4

DATE OF APPRAISAL AND EFFECTIVE DATE OF VALUATION..... 4

DEFINITION OF MARKET VALUE 5

SCOPE OF WORK 5

EXPOSURE TIME 6

PROPERTY DATA AND ANALYSIS 7

OWNERSHIP AND HISTORY OF THE PROPERTY..... 8

SITE ANALYSIS..... 9

REAL ESTATE TAXES AND ASSESSMENTS 20

ZONING 21

MARKET DATA AND ANALYSIS 22

ROANOKE VALLEY METROPOLITAN PROFILE 23

NEIGHBORHOOD ANALYSIS..... 33

HIGHEST AND BEST USE ANALYSIS..... 36

VALUATION 38

VALUATION METHODOLOGY..... 39

SALES COMPARISON APPROACH..... 40

RECONCILIATION AND FINAL VALUE ESTIMATE 44

ADDENDA 45

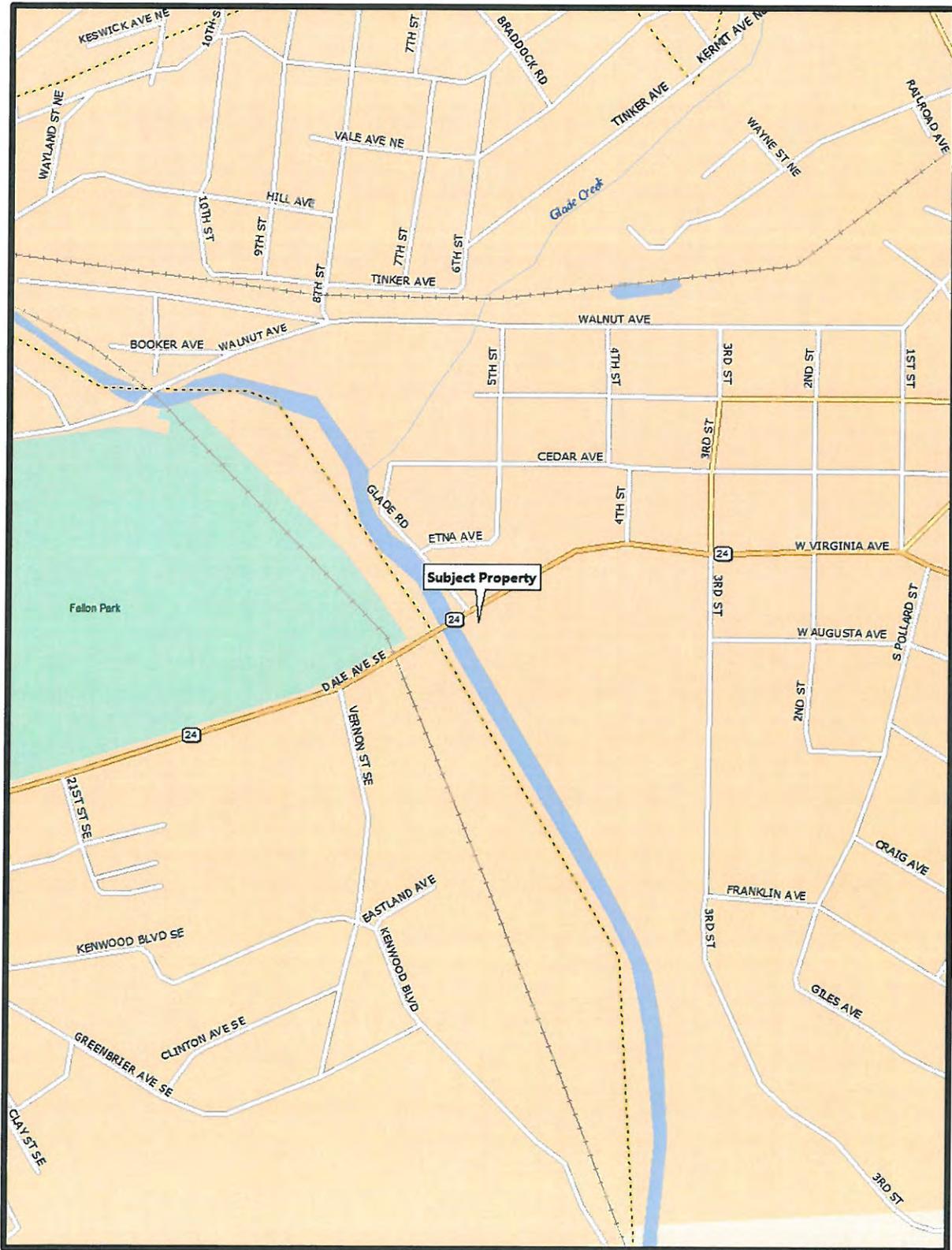
PREMISES OF THE APPRAISAL

Property Identification

The property appraised in this report consists of a proposed parcel of land containing +/- 0.452 acres (+/- 19,670 SF) being subdivided from an existing 30.61 acre tract, located in Vinton, Virginia. The tract from which the parcel is being subdivided includes building and site improvements. Those improvements are not included in this analysis. The property is located along the south side of West Virginia Avenue, also known as State Route 24. The property is further identified as 323 West Virginia Avenue and is identified as a portion of Roanoke County Tax Map number 060.19-01-01.00.



VIEW OF SUBJECT PROPERTY



LOCATION MAP

Property Rights Appraised

The fee simple interest will be valued in this report as of January 26, 2016. A definition of fee simple interest is as follows:

"Absolute ownership unencumbered by any other interest or estate, subject only to the limitation imposed by the governmental powers of taxation, eminent domain, police power, and escheat."¹

Purpose and Intended Use of the Appraisal

The purpose of this appraisal is to communicate in written form, the premises, data, reasoning, opinions and conclusions pertaining to estimating the "as is" market value as of January 26, 2016. The function of this appraisal is to provide an opinion of the "as is" market value of the fee simple interest in the property for the Town of Vinton. The property is being donated by the owner (Precision Fabrics Group, Inc.) to the Town of Vinton for construction of the Glade Creek Greenway along Tinker Creek.

Date of Appraisal and Effective Date of Valuation

The following table illustrates the various effective date(s) used in this appraisal assignment.

| Effective Dates | |
|----------------------------------|--------------------|
| <u>Description</u> | <u>Date</u> |
| Date of Report | February 1, 2016 |
| Date of Property Visit | January 26, 2016 |
| Date of Market Value "As Is" | January 26, 2016 |
| Compiled by Russell & Associates | |

Paul J. Kelly personally inspected the property on January 26, 2016, at which time the photographs included in this report were taken. Michael A. Russell, MAI inspected property on a subsequent date.

¹The Dictionary of Real Estate Appraisal, 5th Edition. [Appraisal Institute](#), 2010, Page 78.

Definition of Market Value

The Appraisal Foundation's definition of market value is used in this report and is described as follows:

Market value means the most probable price, which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions where by:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.²

Scope of Work

The scope of work of this appraisal report involves:

1. An inspection and analysis of the area real estate markets, the site and the subject neighborhood.
2. An analysis of the highest and best use of the property, both as vacant and as improved.
3. Estimate of the "as is" value of the subject's acreage through the Sales Comparison Approach.
4. Preparation of this report explaining my conclusions and opinions, property and analysis.

Primary data, including plat of the proposed subdivision provided by the owner, conversations with various real estate brokers, developers, appraisers and other real estate professionals familiar with the vacant land market in the Roanoke valley, as well as the appraiser's workfiles. Secondary data used in this report was obtained from sources such as the Roanoke Regional Chamber of Commerce, the Roanoke Valley-Alleghany Regional Commission, local news media and others.

²Office of the Comptroller of the Currency under 12 CFR, Part 34, Subpart C-Appraisals, 34.42 Definitions (g).

Exposure Time

The Appraisal Institute defines exposure time as follows:

*"... the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market."*⁴

The information obtained from the market indicates that estimating exposure time is a subjective process that is influenced by a number of factors that are not only property related but also market driven. Conversations with brokers in the area and an analysis of the local real estate market including MLS, indicated an exposure time (for non-encumbered sites) from six months to two years. Based on this information, the appraiser estimates the exposure time for the subject at 12 to 24 months, assuming a listing price that approximates the estimated market value.

Typical Purchasers

Due to existing floodway issues associated with Tinker Creek, the site has limited functional utility; therefore, the most likely purchaser of the subject is a local government entity, such as the Town of Vinton.

Marketability

The marketability of any property depends upon several factors, including the list price, inventory of available competitive properties and exposure to a sufficient number of buyers. If a property is listed for a price that is clearly above market, the marketing period for the property can be very lengthy, and a sale may not occur at all. Also, the property needs to be exposed or marketed to a sufficient number of buyers, which means the listing broker needs to advertise the property to as many prospective buyers as possible. However, in the case of the subject, given its functional utility and flood issues, its marketability is considered very limited and the most likely (if not only) purchaser is a government entity who would fund the purchase with a government grant.

⁴ Uniform Standards of Professional Appraisal Practice, 2014-15 Edition. Appraisal Standards Board, Page U-79.

PROPERTY DATA AND ANALYSIS

Ownership and History of the Property

According to public tax records, the subject properties are currently held in the ownership names as follows:

Precision Fabrics Group, Inc.

The subject property transferred to Precision Fabrics Group, Inc. on February 17, 1988 as indicated in Roanoke County Deed Book 1279, Page 1709. The Grantor is identified as Burlington Industries, Inc. The transfer involved 30.61 acres and improvements. The stated consideration was \$6,200,000. To the best of the appraiser's knowledge, there have not been any arms-length transfers of the property over the past three years. A copy of the Deed and legal description are included in the Addenda

Site Analysis

Location

The proposed subject parcel is located on the south side of Virginia Avenue (State Route 24) in Vinton, Virginia. The proposed western property boundary borders the City of Roanoke. The parcel offers approximately 322 feet of frontage along Virginia Avenue. This area of Vinton is characterized as an established, older, commercial and retail area. The tract from which the parcel is planned to be subdivided from includes a manufacturing facility. There is some residential presence off Virginia Avenue.

Area/Shape/Dimensions

The subject tract contains a total of 0.425 acres and is rectangular in shape. Please refer to the plat map for additional information regarding the area, shape and dimensions of the site.

Accessibility

Accessibility to the site is considered average to good. Main access to the subject is from Virginia Avenue. Virginia Avenue turns into Elm Avenue at the Roanoke City border which is adjacent to the parcel. From available tax maps and a physical inspection of the site, it appears that the site has adequate accessibility to accommodate the property owners. However, direct access to the parcel from Virginia Avenue is currently encumbered by a sidewalk and curb and gutter.

Topography

The subject site contains mostly level topography, though it does slope downward slightly from street grade. There does not appear to be any apparent adverse drainage conditions observed at the time of inspection. Tinker Creek borders the property along its western boundary.

Improvements

Currently there are no improvements on the proposed parcel. However, there is a high voltage power pole situated on the parcel.

Soil/Subsoil

This appraisal assumes there are to be no hidden, unapparent or apparent conditions, toxic materials which would render the property less valuable. The appraiser is not an expert in such matters, therefore, an appropriate engineering study may be necessary in order to determine the presence or absence of such substances. Although, no soil study was presented to the appraiser, it does not appear that there are any major detrimental soil conditions associated with the site that would adversely affect the development of the site or the capability of the soil to support residential development. It is assumed that the soil and subsoil conditions are adequate to allow construction of homes and streets. The subject may be facing some rock issues, due to outcroppings at various locations.

Utilities

Utility services to the property are provided as follows:

| | |
|---------------------|-------------------------|
| Water/Sewer: | Town of Vinton |
| Electricity: | American Electric Power |
| Telephone: | Verizon |
| Natural Gas: | Roanoke Gas Company |

Hazardous Materials

Unless otherwise stated in this report, the existence of hazardous substances, including but not limited to asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, or other environmental conditions, which may or may not be present on the property, were not called to the attention of nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of any existence of such materials on or in the property unless otherwise stated. The value estimate is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them.

Easements/Rights-Of-Way/Deed Restrictions

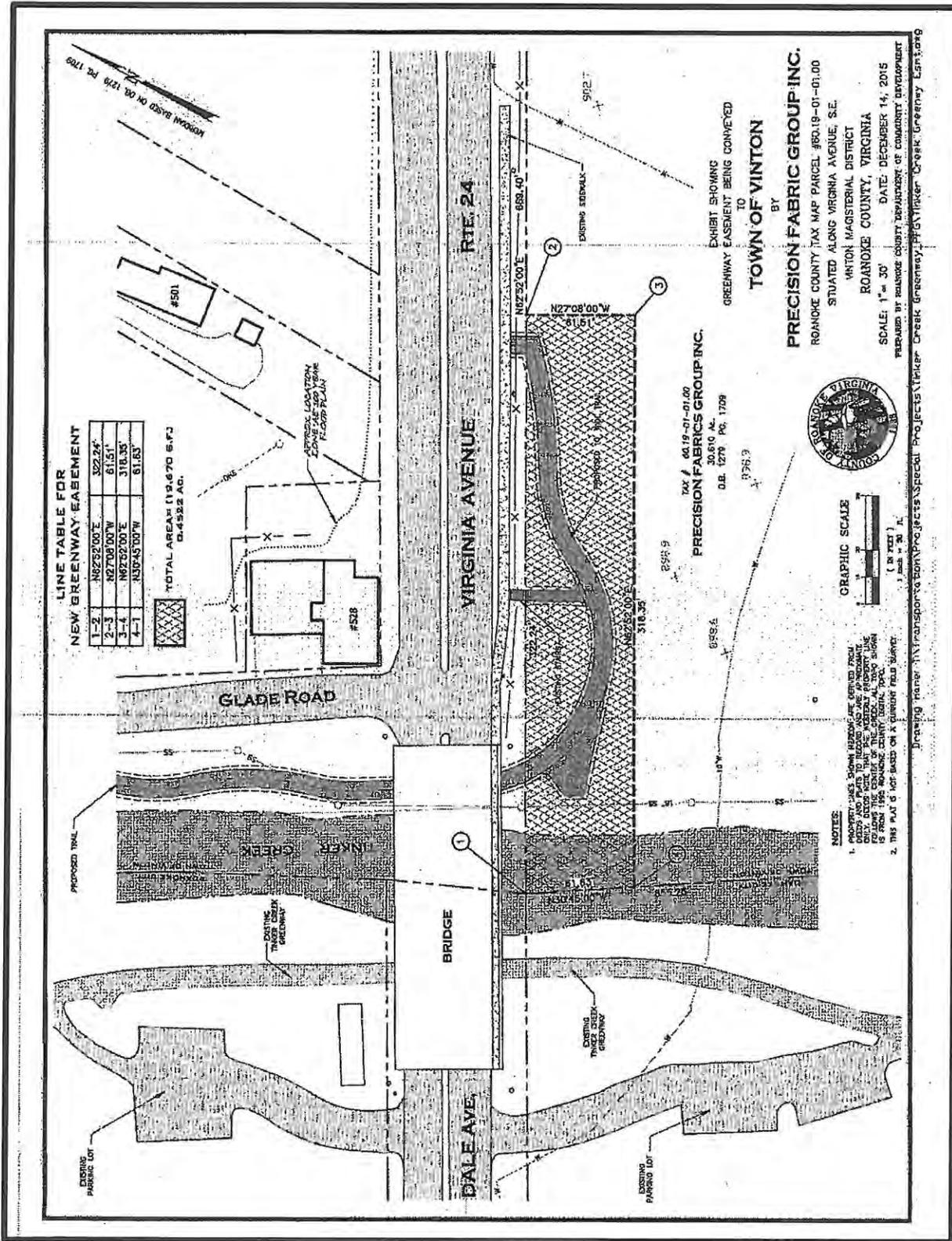
There are no easements, rights-of-way or deed restrictions that would adversely affect the development of the property. However, it is noted that a high voltage line crosses the proposed parcel along its western boundary. A utility tower servicing that line is situated on the proposed parcel. This is also considered to hamper any development potential. Aside from other typical utility easements, current fiscal taxes and building setback requirements, there are no other major restrictions imposed on the property indicated on available plats.

Flood Zone/Flood Hazard

The subject site is not located within a designated flood hazard area. Based on GIS calculations, the entire site is within a designated AE flood zone. More notably, approximately 70% of the proposed parcel is within a designated floodway. This is further indicated on flood insurance maps prepared by the Federal Emergency Management Agency. The subject is located on FEMA community panel number 51161C0169G, dated September 28, 2007. A copy of the FEMA map is included after this report section.

Summary

Although the parcel enjoys strong visibility along a heavily travelled thoroughfare, because of flood zone issues, it is not considered developable. The topography of the site is mostly level and borders Tinker Creek. The portion of the property being appraised in this assignment is part of excess land of an existing manufacturing facility.



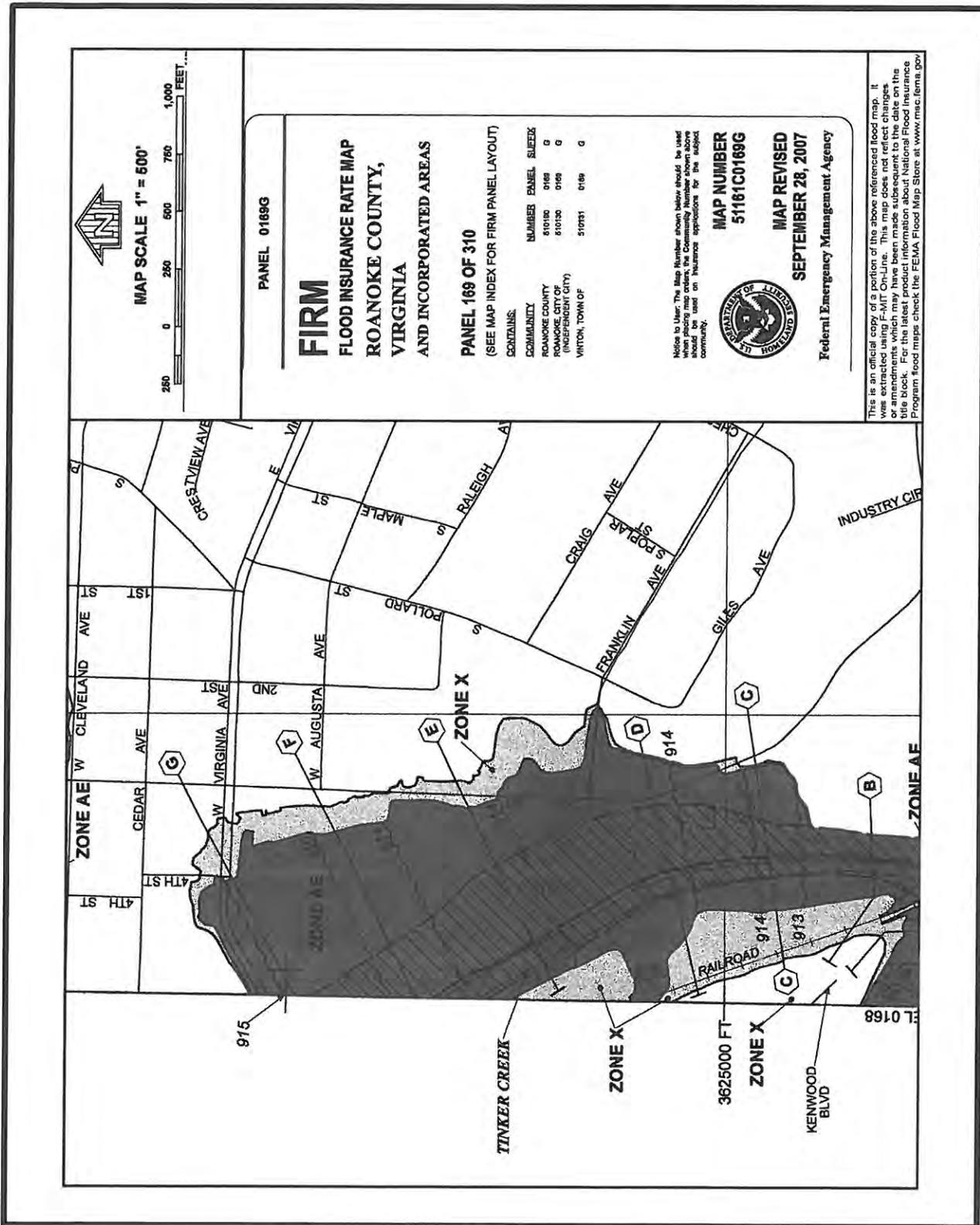
PLAT SHOWING PROPOSED ACREAGE



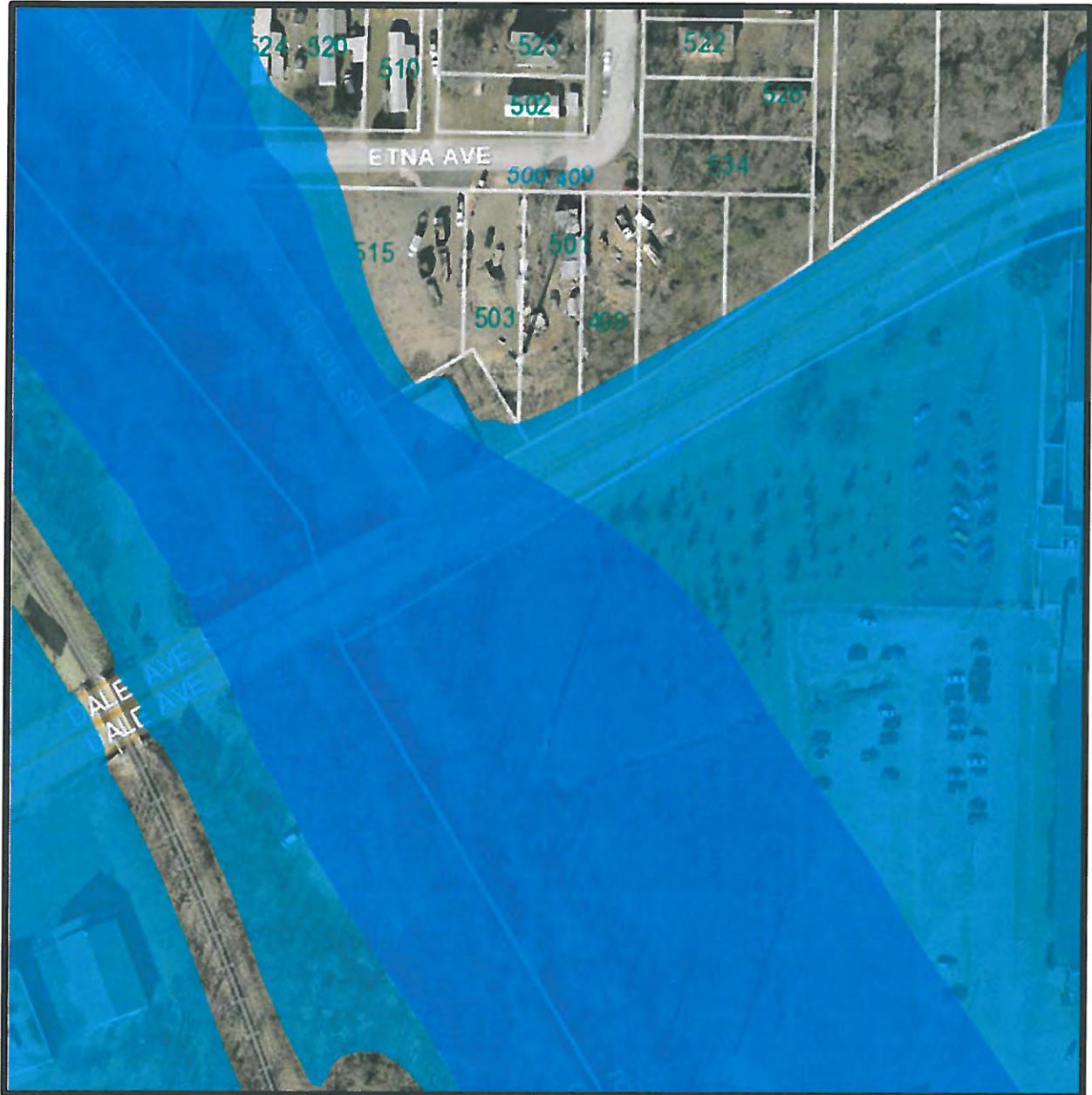
TAX MAP (Entire Parcel)



TAX MAP (Subdivided Parcel)



FLOOD MAP



GIS MAP WITH FLOOD ZONE OVERLAY

PHOTOGRAPHS OF THE SUBJECT



VIEW OF SUBJECT



VIEW OF SUBJECT FACING SOUTHWEST



VIEW OF SUBJECT FACING NORTH



VIEW OF SUBJECT FACING NORTHEAST



VIEW OF SUBJECT FACING SOUTHEAST



VIEW OF SUBJECT ALONG TINKER CREEK



VIEW OF SUBJECT FACING SOUTHEAST



VIEW OF SUBJECT FACING WEST DEPICTING BELOW STREET GRADE LOCATION



VIEW ALONG WEST VIRGINIA AVENUE FACING EAST – SUBJECT ON RIGHT



VIEW ALONG WEST VIRGINIA AVENUE FACING WEST – SUBJECT ON LEFT

Real Estate Taxes and Assessments

Virginia law requires that all real property in the state be assessed every four years. However, local municipalities are allowed to determine their own pattern of reassessment. In the Roanoke County, property is reassessed every year. The assessment is based on 100% of market value. The Town of Vinton also taxes property within the town limits at an additional rate of \$0.07 per \$100 of assessed value. Assessments are done by Roanoke County. According to Roanoke County, the 2016 assessment for the entire parcel owned by Precision Fabrics Group (from which the subject will be subdivided) is summarized as follows:

| Real Estate Tax Taxes and Assessment | | | | | | |
|---|-------------|---------------------|-----------------------|--------------|-----------------|--------------------|
| Tax Map Number | Land | Improvements | Extra Features | Total | Tax Rate | Total Taxes |
| 060.19-01-01.00 | \$312,200 | \$1,795,300 | \$55,100 | \$2,162,600 | \$1.09 | \$23,572.34 |
| 060.19-01-01.00 | \$312,200 | \$1,795,300 | \$55,100 | \$2,162,600 | \$0.07 | <u>\$1,513.82</u> |
| Total | | | | | | \$25,086.16 |

Source: Roanoke County GIS/Town of Vinton 2016

Note: Since the proposed parcel will be owned by a municipality, there will be no real estate taxes.

Zoning

According to the Town of Vinton, the subject is zoned M-2, General Industrial District. The General Industrial District is defined as follows;

Pursuant to the general purposes of this appendix, the intent of the M-2 general industrial district is to provide appropriate locations for general industrial and manufacturing uses which may result in greater amounts of smoke, noise, odor or dust than typically associated with uses permitted in the M-1 limited district. The M-2 district is intended to accommodate those uses which, although not generally appropriate in other districts or close to residential, business or limited industrial areas, provide desirable employment opportunities, enhance economic development potential, enlarge the tax base and provide needed services or products. The setback, yard, screening, special use permit and other requirements of the district are intended to promote compatibility of development and to provide protection for other uses and for the general public.

There are several permitted uses within the M-2 District. Examples include asphalt mixing plants, boiler shops, cotton spinning mills, feed mills and feed manufacturing, major public utilities and others.

The current zoning designation does not specifically indicate the planned use as a permitted use. However, the ordinance references that allowable uses in the M-1 district are allowed in the M-2. Again, a public park, recreation use or parking area is not specified as a permitted use. The M-1 designation however, does include a reference that allowable uses in the GB, General Business district are allowed in the M-1 district. The GB district does allow for the subject's planned use for the construction of the Glade Creek Greenway. Therefore, following this hierarchy, the planned use is considered a legal use.

MARKET DATA AND ANALYSIS

Roanoke Valley Metropolitan Profile

Introduction

In estimating the value of a particular property, it is important to understand the general demographic, economic and fiscal characteristics of a locality. The value of a specific location is directly affected by its access to resources, labor, financing, clients, and market centers. Thus, a large part of real estate valuation is dependent upon the surrounding region.

The Roanoke Valley Metropolitan Statistical Area (MSA) consists of: Roanoke City, Roanoke County, Salem, Botetourt County, Craig County and the town of Vinton. As the largest city west of Richmond, Roanoke has evolved as the healthcare, business, and cultural center for southwest Virginia. The following discussion provided is an overview of the Roanoke Valley metropolitan area.

Geographic Location and Accessibility

Geographically, Roanoke is located 168 miles west of Richmond, Virginia; 233 miles southwest of Washington D.C.; and 107 miles north of Greensboro, North Carolina. Major highways include Interstate 81, which provides service north to Ohio and southwest to Knoxville, Tennessee. Interchanges for Interstates 77 and 64 are within one hour driving time of Roanoke. Roanoke is also served by U.S. Highways 220, 221, 460, and 11, which bisect the area in all directions.

Roanoke's linkages are enhanced on a nationwide basis by the Roanoke-Blacksburg Regional Airport, with flights to over 150 cities across the United States. Roanoke Regional Airport is owned and operated by the Roanoke Regional Airport Commission, which includes representatives from Roanoke County and Roanoke City. Enplaned and deplaned passengers at Roanoke Regional for 2007 totaled approximately 685,000, which has reportedly dropped 15% in 2008 most likely due to current economic conditions. Major air carriers account for the majority of the total passenger volume with commuter airlines making up the balance. Several airlines serve Roanoke, including United Airlines, Delta Connection Carriers, Allegiant Air, and USAirways.

A specific property's value is influenced by the various social, environmental, governmental and economic forces present in the region in which the property is located. Therefore, an analysis and discussion of each of these forces are essential in understanding the factors that can cause property values to increase, decrease or remain stable.

Social Forces

Relevant social considerations in a region of influence include such things as population trends, employment trends, age and financial status of persons living in an area and others. Following is a discussion of some of the relevant social forces, which influence the Roanoke area.

Population

Population growth in the Roanoke Valley over the past few decades has remained slow, which can be attributable to several factors. Younger adults from Roanoke are more likely to migrate to larger metropolitan areas for educational, employment and lifestyle reasons while the area tends to attract older retirees because of the natural amenities, low cost of living and good medical services. This migration pattern along with the aging existing population has resulted in a larger senior population and smaller young adult population than other larger urban centers within Virginia. The historical population of the MSA is shown in the following table.

| Roanoke MSA Population Projections | | | | | | | |
|---|----------------|----------------|----------------|----------------|-----------------------|----------------|----------------|
| Locality | 1990 | 2000 | 2010 | 2020 | Percent Change | | |
| | | | | | 1990-00 | 2000-10 | 2010-20 |
| Roanoke City | 96,397 | 94,911 | 97,032 | 99,287 | -1.54% | 2.23% | 2.32% |
| Roanoke County | 79,332 | 85,778 | 92,376 | 98,413 | 8.13% | 7.69% | 6.54% |
| Salem City | 23,756 | 24,747 | 24,802 | 25,889 | 4.17% | 0.22% | 4.38% |
| Franklin County | NA | 47,286 | 56,159 | 62,412 | NA | 18.76% | 11.13% |
| Craig County | NA | 5,091 | 5,190 | 5,523 | NA | 1.94% | 6.42% |
| Botetourt County | <u>24,992</u> | <u>30,496</u> | <u>33,148</u> | <u>35,235</u> | 22.02% | 8.70% | 6.30% |
| Total | 224,477 | 288,309 | 308,707 | 326,759 | 28.44% | 7.08% | 5.85% |

Source: Virginia Employment Commission

Note: In 2000, Franklin & Craig Counties were included in the MSA, which explains the high percentage increase

Housing

The Roanoke Valley's housing has historically kept pace with the increasing population over the past decade. This pace has remained steady over the past several years despite the economic recession. Although costs have risen considerably over the past several years, Roanoke housing is still affordable. Construction costs in Roanoke have remained about 77% of the national average for the last several years, according to *R.S. Means Construction Indices*.

**Average Home Value/Total Housing Units
Roanoke MSA – 2013**

| <u>Locality</u> | <u>Average Home Value</u> | <u>Total Units</u> |
|------------------|---------------------------|--------------------|
| Roanoke City | \$134,700 | 47,453* |
| Roanoke County | \$193,700 | 40,588** |
| Salem City | \$170,300 | 10,832* |
| Franklin County | \$163,700 | 29,471** |
| Craig County | \$136,500 | 2,866** |
| Botetourt County | \$213,100 | 14,704** |

*Data is from 2010

** Data is from 2014

Source: US Census Bureau

Employment

The Roanoke Valley's employment is following the national trend toward more service jobs, as the economy diversifies away from its manufacturing base. The service sector average employment has grown 32.3% over the past five years, while average employment in manufacturing and construction decreased 9.0%, according to studies by the Virginia Employment Commission (VEC). While the majority of the service jobs created are lower-paying occupations, such as receptionists, counter sales clerks and waiters, there have been a significant increase in other high paying service jobs, mainly in the health care industry. Signifying the Roanoke Valley's role as a regional health care center, employment for physicians increased 3%, physical therapists 60% and registered nurses 52% over the past five years. The VEC predicts that this trend will continue in the foreseeable future with the most job growth occurring in the professional and technical occupations, followed by service occupations and administrative and support jobs.

Roanoke MSA Unemployment Figures

| | <u>2010</u> | <u>2011</u> | <u>2012</u> | <u>2013</u> | <u>2014</u> |
|---------------|-------------|-------------|-------------|-------------|-------------|
| Roanoke MSA | 7.40% | 6.60% | 6.10% | 5.80% | 5.20% |
| Virginia | 6.90% | 6.20% | 5.90% | 5.50% | 5.20% |
| United States | 9.60% | 8.90% | 8.10% | 7.40% | 6.20% |

Source: Virginia Employment Commission

Historically, unemployment rates for the Roanoke MSA are in line with those reported in the state of Virginia and the United States as a whole. The estimated total labor force in the Roanoke MSA is 157,243, as of 2008, with the unemployment rate estimated at 4% or 6,290 persons. This compares to 151,095 (3.4% unemployed) in 2005, indicating a 3.0% increase in the labor force. Unemployment rates have slowly started to decrease over the past 12 months after increasing significantly in 2009.

The actual unemployment rate for the Roanoke MSA in November 2015 was 3.9%, compared to 4.0% for the State of Virginia and 4.8% for the United States during the same time period. The following table illustrates the growth rate by employment sector from 2010 through 2013.

Roanoke MSA Employment Figures

| | <u>2010</u> | | <u>2011</u> | | <u>2012</u> | | <u>2013</u> | |
|------------------|----------------|--------|----------------|--------|----------------|--------|----------------|--------|
| Agriculture | 361 | 0.26% | 346 | 0.25% | 336 | 0.24% | 360 | 0.26% |
| Mining | 220 | 0.16% | 188 | 0.14% | 147 | 0.11% | 139 | 0.10% |
| Construction | 8,308 | 6.04% | 8,091 | 5.92% | 8,142 | 5.91% | 8,142 | 5.86% |
| Manufacturing | 13,901 | 10.11% | 14,260 | 10.43% | 14,748 | 10.70% | 14,956 | 10.76% |
| Transportation | 7,591 | 5.52% | 7,727 | 5.65% | 7,646 | 5.55% | 7,513 | 5.41% |
| Wholesale/Retail | 24,796 | 18.03% | 25,722 | 18.81% | 25,052 | 18.18% | 24,483 | 17.62% |
| FIRE | 7,329 | 5.33% | 7,543 | 5.52% | 7,676 | 5.57% | 7,833 | 5.64% |
| Services | 69,495 | 50.54% | 67,499 | 49.37% | 68,662 | 49.83% | 70,087 | 50.44% |
| Government | 5,506 | 4.00% | 5,356 | 3.92% | 5,379 | 3.90% | 5,426 | 3.91% |
| TOTAL | 137,507 | | 136,732 | | 137,788 | | 138,939 | |

Source: Virginia Workforce Connection

As indicated in the table, the current recession is affecting the local workforce with reductions in employment expected in the construction industry. However, manufacturing jobs have begun to slowly increase over the last two years. Increases are expected in the service and government categories. According to information the Roanoke MSA is projected to gain a total of 699,974 new jobs as of 2020, an increase of approximately 17.84% over 2010 estimates. The number of daily net in-commuters to the Roanoke Valley in 2011 was 20,169, with an additional 99,625 people living and working in the Roanoke area.

Effective Buying Income and Retail Sales

Effective buying income (EBI) is defined as personal income from all sources after taxes and is an effective measure of the potential commercial activity in the area. The 2007 EBI per household for the Roanoke MSA was \$50,283. As a comparison, the 2005 EBI per household for the Roanoke MSA was \$44,498. The per capita income for the Roanoke MSA in 2007 was \$35,963, compared to \$41,561 in the State of Virginia.

Trends in retail sales are a strong measure of commercial activity, as well as, the state of the local economy. According to the Commonwealth of Virginia Department of Taxation, retail sales in the Roanoke MSA were slightly over 3.91 billion in 2007, an increase of 17% from 2003 figures. Household retail sales are estimated at \$27,201 in 2003, which is a 15% increase from 1993 figures. According to Sales and Marketing Magazine's Survey of Buying Power (2007), the Roanoke MSA draws from a primary market with a population of 297,627, a secondary market containing 160,578 persons and a

tertiary market containing a population of 220,597, for a total of 678,802 people within one hour's driving time. The draw of the Roanoke market sparked a surge in retail development in the mid 1980's and 1990's, which included the construction of Valley View Mall and the surrounding area.

The following table is a listing of the area's major employers.

Roanoke MSA Major Employers

Roanoke Memorial Hospital
U.S. Dept. of Veterans Affairs
Kroger
HCA Virginia Health System
Wells Fargo Bank NA
City of Roanoke
Wal-Mart
Carilion Services
M.W. Manufacturers
U.P.S.
Yokohama Tire Corp.
Allstate Insurance Company
Postal Service
Advance Auto Parts
Virginia Western Community College
Friendship Manor

Source: Virginia Employment Commission

Economic Forces

There are several economic considerations which can affect property values in a region such as the financial capacity of occupants to lease or own property, rent levels, vacancy rates, development activity and others.

Business and Commercial Activity

Economic growth in the valley, along with population growth has been slow to moderate compared to other metropolitan areas of Virginia. The inability of the region to quickly adapt to shifts in employment base, from manufacturing to higher paying service related jobs are one reason for the sluggish economy. Other reasons include "no growth" attitudes and policies mandated by local citizens and government. After a decade of slow growth, the overall economic climate of the Roanoke Valley is slowly beginning to change.

The Roanoke Valley is becoming more concerned with economic development and job growth than in the past. The local Chambers of Commerce, along with the Roanoke Valley Regional Partnership is active in recruiting new business to the Roanoke Valley. Although several plant closings, there have

been a few corporate expansions and relocations that helped offset some of the negative impact on the economy. Some examples of recent expansions and corporate relocations are indicated as follows.

- The Riverside Center is a new business park built to attract high-tech healthcare-related industries to the valley. In 2004 demolition of old warehouses began to make way for new construction. It will cover approximately 23 acres along the South Jefferson Street corridor. There have been several projects completed in the new development that include the Carilion Biomedical Institute, a Carilion Clinic, the Virginia Tech/Carilion School of Medicine, a parking deck and most recently a Cambria Suites Hotel.
- A portion of the 1st phase of a mixed-use project known as The Bridges was completed in 2015. This development will eventually consist of 1,000,000 SF of apartments, restaurants, offices, and retail space throughout a 22-acre tract of land fronted along Jefferson Street, adjacent to the Riverside Centre for Research and Technology. The 1st phase consists of a restaurant/coffee house, office space, a 157-unit apartment building, public promenade along the river, kayak launch, sidewalks, and streetscapes. If the first phase is successful, the second phase will extend the project to include retail, entertainments, and housing options. The portion completed in 2015 includes 157-unit apartment complex with fitness center, parking deck, and a Starbucks coffee shop.
- Three new Wal-Mart Market Place stores were constructed in 2015 in Roanoke. These stores concentrate mostly on grocery items but will include a pharmacy and gas pumps. Each of the three stores will employ +/- 95 people.
- In January 2015 Norfolk Southern Corporation announced that it would be closing its downtown office location. The 500 affected employees were given the opportunity to relocate to Norfolk or Atlanta. To attempt to offset some of the economic damage from the closing Virginia Tech and Carilion hosted a job fair in March. There were over 250 positions available for application at this fair.

Tourism

Because of the natural scenic beauty of the Roanoke Valley, revenue generated from tourism is a significant boost to the local economy. The Blue Ridge Parkway, the historic downtown market area, along with other regional attractions brings many visitors to the Roanoke Valley. According to the Roanoke Times tourists generated an estimated \$784.5 million in the Blue Ridge Region (Roanoke, Salem, Roanoke County, Franklin County, and Botetourt County) in 2014, which reflects an increase of 3.9% over 2013 figures. Approximately 7,602 jobs were created in Roanoke as a result of travelers, which are up from 7,450 jobs in 2013. Important economic development projects that are geared towards attracting tourism dollars are indicated as follows:

- In the fall of 2008 the new Art Museum of Western Virginia opened in downtown Roanoke. The new facility includes +/- 81,000 SF that was designed by emerging Los Angeles architect Randall Stout. The construction was estimated at +/- \$66 million. The building includes a multi-purpose auditorium, book and gift shop, library, art studio. A dramatic, spacious atrium will provide a meeting place for the community and a premiere venue for special events and receptions. In 2009 the museum was awarded the 2009 International Architecture Award and the American Architecture Award.

Real Estate Trends

Major office markets include the Central Business District of Roanoke containing a total of 1,500,000 SF of net leasable square footage. There has not been any new office buildings constructed in the Central Business District of Roanoke since the 1990's; however, several older buildings in this area have been renovated into residential mixed-use developments over the past several years. Other areas of office development include the Route 419 corridor in southwest Roanoke County and north Roanoke County. Roanoke's retail market has experienced much change over the past several years, with the construction of several strip shopping centers, free-standing restaurants, and free-standing retail buildings. Major retail corridors include Hershberger Road, Route 419 and Williamson Road with each experiencing continued expansion and development. There are currently two regional malls in the market with the newest being Valley View, which is over 900,000 square feet in size.

Roanoke's lodging industry has expanded steadily over the past several years. The number of rooms has grown to over 7,500. A large segment of hotel supply is located along the Interstate 581, near the airport, although a significant growth has occurred in southwest Roanoke County, along Route 419. Over the past several years, there have been several new motels constructed in the Roanoke Valley.

Industrial development has grown at a steady rate, with the recent relocation and expansion of several manufacturing companies. The Roanoke Center for Industry and Technology and Valley Tech Park in western Roanoke County should continue to draw new business in the near future. Botetourt County purchased 875 acres north of Daleville, which has been developed as a multi-use park called Botetourt Center at Greenfield.

Governmental Forces

Governmental considerations include laws, regulations, taxes and general attitude of local governing agencies toward growth, infrastructure, construction and protection of quality of life. In Virginia, cities and counties operate as separate governmental units. A discussion of each of the governmental jurisdictions is as follows:

Roanoke

The City of Roanoke, which was chartered as a town in 1882 and then as a city in 1884, is governed by a mayor and 6 elected council members, along with a city manager. Each of the council members is elected on an at-large basis, to four-year terms. Other elected officials include the City Treasurer, Commissioner of Revenue, Circuit Court Clerk, Commonwealth's Attorney and City Sheriff. All of these officials serve four-year terms. Appointed officials who serve two-year terms include the City Attorney, City Clerk, Municipal Auditor and Finance Director. The City Manager, Director of Real Estate Assessment and the City Police Chief are appointed by city council for non-specific terms.

Roanoke County

The County of Roanoke was officially chartered in 1838 and operates separately from the City of Roanoke. Roanoke County is governed by a five-member board of supervisors who are elected to four-year terms. The Board appoints several county officials, including the County Administrator, County Attorney and Clerk to the Board of Supervisors.

Vinton

Vinton, located east in Roanoke County, became a chartered town in 1884 and is governed by a town council consisting of five elected members, including the Mayor. Each member of council serves a four-year term. The Town Manager, Town Attorney, Town Treasurer and Chief of Police are appointed by council for two-year terms.

Salem

The City of Salem was officially chartered in 1968 and is governed by a five-member council, including the Mayor, who is elected by Salem voters. The Mayor and Vice-Mayor serve two-year terms and the remaining three members serving four-year terms. Salem City Council appoints the City Manager and Assistant City Manager to open-ended terms.

Environmental Forces

Environmental considerations include natural features, such as lakes, mountains and rivers and other items including utility services, nuisances and hazards, street patterns and others. One of the main geographical features of the Roanoke area are the mountains which surround the valley on all sides. While providing much of the area's natural beauty, the mountains also provide a barrier to growth by limiting the supply of developable vacant land. Unlike cities, such as Charlotte and Richmond, whose geographical terrain allow continued growth and expansion, the Roanoke Valley is enclosed by mountains that make it very cost prohibitive for new development to take place.

Conclusion

The Roanoke Valley is slowly evolving into a more diversified business community and has become the healthcare, business and cultural center for southwest Virginia. Local governments realize that the area is steadily losing its high paying manufacturing jobs and they need to be replaced with “clean” technology jobs, such as fiber optics, etc. It is expected that the Roanoke Valley governments will forge stronger ties with Virginia Tech in order to attract better paying jobs outside of the traditional manufacturing sector. In conclusion, growth in the Roanoke area has been steady in the past and should continue at a steady rate in the near future.

Neighborhood Analysis

Introduction

A neighborhood is described as “a portion of a larger community, or an entire community, in which there is a homogeneous grouping of inhabitants, buildings, or business enterprises. Inhabitants of a neighborhood usually have a more than casual community of interests and a similarity of economic levels or cultural backgrounds. Neighborhood boundaries may consist of well-defined natural or man-made barriers or they may be more or less well-defined by a district change in land use or in the character of the inhabitants.” (From *Real Estate Appraisal Terminology*, Byrl N. Boyce, Ph.D., copyright, 1975).

Land Uses and Development Trends

The subject neighborhood is approximately 90% developed and contains a mixture of residential, multi-family, commercial, industrial and retail uses. The subject is located on the south side of West Virginia Avenue within proximity to the central business district of the Town of Vinton. The subject is also located approximately two miles southwest of a neighborhood shopping center known as East Vinton Plaza. Virginia Avenue extends from downtown Roanoke (where it is known as Dale Avenue), turning into Hardy Road (VA Route 634) and eventually leading to Smith Mountain Lake and includes much of the retail, industrial and commercial developments in the area.

Examples of commercial/retail uses along VA Route 24 include a Walmart neighborhood market, a neighborhood shopping center anchored by Food Lion (East Vinton Plaza), Honeytree Early Learning Center, Winter’s Mini Storage, Country Crossing convenience store, Taco Bell, and several others.

Gus Nicks Boulevard/East Washington Avenue turns into VA Route 24 at the intersection of Bypass Road approximately 1 mile east of the subject. Examples of uses along Bypass Road include O’Reillys, Member One, and a neighborhood shopping center known as River Park Shopping Center, which includes Super Dollar, Dollar General, Pizza Hut, Modern Design, and 1st Choice Cash Advance.

Bypass Road connects with Hardy Road approximately 1.2 miles northeast of the subject. Examples of uses along Hardy Road within proximity to the subject include Bojangles, KFC, McDonalds, First Citizens Bank, Midas, CVS, Burger King, KFC, New York Pizza, Woods, Shell, Union Market, Valley Bank, and a neighborhood shopping center known as Lake Drive Plaza, which includes Kroger, Goodwill, Kroger Gas, Dollar Tree, GNC, China Wall, Big Lots, Subway, Cash Advance, Nails-N-Rays, and Roanoke County Federal Credit Union.

There are several residential neighborhoods near the subject property, with home prices ranging from \$140,000 to \$220,000.

Access

Regional access to the neighborhood is considered good due its location along Virginia Avenue, which turns into Dale Avenue, west of the subject. Dale Avenue changes to Bullitt Avenue and intersects with Interstate 581, which connects with Interstate 81 approximately seven miles north of the subject. Interstate 581 changes to Route 220 as it travels south from the Central Business district of Roanoke. The subject is located approximately two miles east of the Central Business District of Roanoke.

Utilities

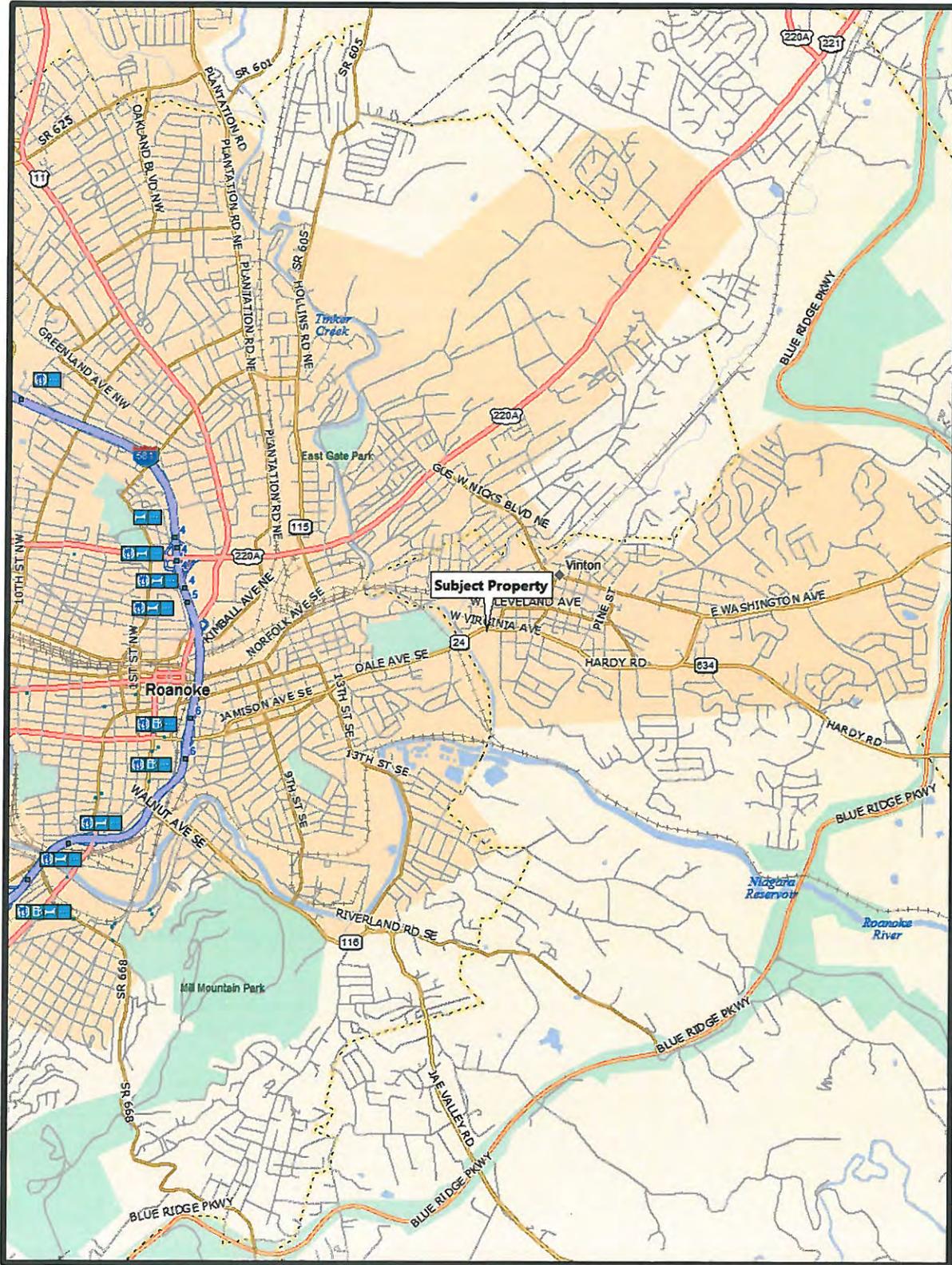
The availability, cost and adequacy of public utilities, within this neighborhood, are considered adequate and similar to other neighborhoods throughout the Town of Vinton and Roanoke County. Public water and sewer services, as well as, natural gas and electricity are adequate and available to most properties in the area, especially those located along major thoroughfares.

Externalities

Based on conversations with local brokers, there are no negative externalities, such as high crime rates, that would adversely affect property values in the area.

Summary

The subject neighborhood is characterized mainly by commercial and retail uses. There is good accessibility, due to a well-established transportation network, which enhances convenience to shopping, employment centers and schools. Property values should continue to increase in the future as growth moves out from downtown Roanoke.



NEIGHBORHOOD MAP

Highest and Best Use Analysis

Introduction

Highest and best use may be defined as:

"The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible and that results in the highest value."⁴

The highest and best use analysis is essential to the appraisal process because it establishes a use for the property based on market behavior as of the date of valuation. Establishing the highest and best use allows the appraiser to choose appropriate comparables in the valuation section of the appraisal. When estimating market value, highest and best use analysis identifies the most profitable use for the property. This could include demolition, demolition and reconstruction, renovation, addition or construction of a new use.

The appraiser must consider the highest and best use of land as though vacant and the highest and best use of property as improved. In each case, there are four criteria which must be met. The highest and best use may be: 1) legally permissible, 2) physically possible, 3) financially feasible and 4) maximally productive.

Highest and Best Use, As Vacant

In the "as vacant" scenario, it is assumed that a parcel of land is vacant or can be made vacant through demolition of existing improvements. This analysis answers the question: If the land were vacant, what use should be made of it?

Legally Permissible

These uses are typically defined by the zoning ordinance and/or deed restrictions. The current zoning allows a variety of commercial/manufacturing developments; however, 100% of the site is located within the designated floodway with approximately 70% within a designated floodway. Development is restricted within the floodway according to the Roanoke County for health and safety reasons.

Physically Possible

The second criteria for analyzing the highest and best use concerns what use is physically adaptable to the site? Some potential permitted uses may be inappropriate due to certain physical characteristics of the site. These considerations are usually related to size, shape, ingress/egress, utility availability, soil conditions and topography. Site characteristics were previously discussed in the Site Analysis section of the report. Overall, the various physical features associated with the subject land do not restrict the functional utility of the site.

⁴ Appraisal Institute, The Dictionary of Real Estate Appraisal, 5th Edition (Chicago: Appraisal Institute, 2010), Page 93.

Financially Feasible

The third criterion in determining the highest and best use for a site, as vacant, concerns “what use would bring a positive cash flow or positive return to the owner?” In other words, which uses are financially feasible?

In order to determine the financially feasible uses for the subject site, an examination of the surrounding land use patterns, development trends and history of neighborhood is necessary. Most of the surrounding land uses are commercial or retail in nature, including neighborhood shopping centers, free standing retail buildings, fast food restaurants, family restaurants, convenience stores, offices, churches, bank branches, and several others. The site from which the proposed parcel will be subdivided includes a manufacturing facility. However, 100% of the site is located within a flood zone and approximately 70% of the site is located within the designated floodway.

Assuming the property owner obtained approval from the Roanoke County, the Town of Vinton, U.S. Corps of Engineers, the State Water Control Board, and the State Marine Resources Commission to redirecting Tinker Creek and elevated the site out of the designated floodway, the costs associated with these alterations would most likely outweigh any benefits from development on the site. It is our opinion that it would be more feasible to purchase vacant land without floodway issues for development at this time. Based on this information, no permitted uses under the current zoning regulations would be financially feasible except a parking facility or some type of public recreational use such as a park.

Maximally Productive

The fourth criterion for determining highest and best use of a site, as vacant, analyzes which use would bring the greatest return to the owner. Due to the limited development allowed on the subject site and infeasibility due floodway issues, the maximally productive use as surplus land or park area.

Based on this information, the highest and best use of the site, as vacant, is for a non-profit recreational use such as a public park or its proposed use for the Glade Creek Greenway.

VALUATION

Valuation Methodology

The appraisal process typically involves three approaches in estimating value, which consists of the Cost Approach, Income Approach and Sales Comparison Approach. A brief description of each technique is as follows:

Description of the Three Approaches

Cost Approach

This appraisal procedure uses depreciated replacement or reproduction costs of improvements plus land value as a basis for estimating value. The underlying assumption is that an informed purchaser will pay no more than the cost of producing a substitute property with the same utility as the subject.

Income Approach

This approach uses capitalization of expected future income as basis for estimating value. The underlying assumption is that an informed purchaser will pay no more for the subject than would have to be paid for another property with an income of comparable amount, duration and quality.

Sales Comparison Approach

This appraisal procedure uses sales prices of properties similar to the subject as a basis for estimating value. The underlying assumption is that an informed purchaser will pay no more for a property than would have to be paid for similar property of comparable utility.

Applicability to the subject

Since the appraiser is estimating the value of the land only, the most meaningful method of valuation is the Sales Comparison Approach.

Sales Comparison Approach

Introduction

The Sales Comparison Approach is a valuation method that analyzes recent sales of similar properties and compares these sales to the subject. We can include in the analysis sales of recently sold properties, properties listed for sale or properties that are under contract. A key premise inherent to the Sales Comparison Approach is that the market value of a property is directly related to the prices paid for comparable or competitive properties in the area. Adjustments for dissimilarities between the sales and the subject are made based on market perception of certain physical and non-physical characteristics of properties in a region. Elements of comparison can include property rights transferred, conditions of sale, market conditions at the time of sale, financing terms, location, size and others.

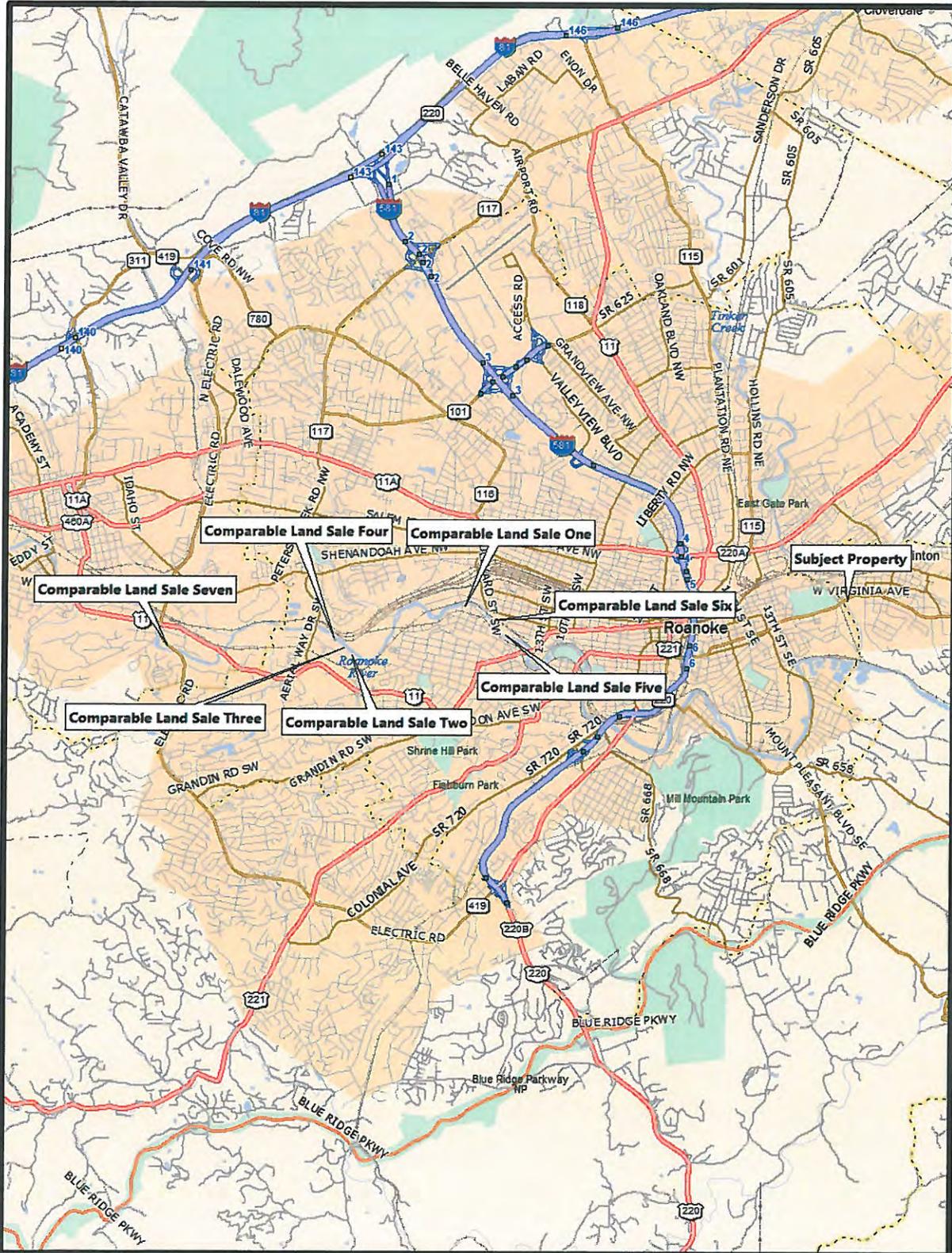
The principle of substitution is fundamental to the Sales Comparison Approach. This principle states that a prudent buyer would pay no more for a property than could be paid to acquire a property of similar utility and desirability within a reasonable time period. Thus, the reliability of this approach is diminished if competitive or comparable substitute properties are not available. Other economic principles, which are basic to the Sales Comparison Approach, are supply and demand, balance and externalities.

The unit of comparison is important in the Sales Comparison Approach and usually depends on the type of property being appraised. The most common unit of comparison is the sales price per acre, although property types can often be analyzed with several units of comparison.

Criteria for Selection of Comparables

As indicated, the highest and best use of the site, as vacant, is for a non-profit recreational use. We researched the market for sales of land with little to no functional utility due to floodway issues similar to the subject. There have been several recent sales similar to the subject. A summary of each of the most comparable sales is provided on the following page.

| COMPARABLE LAND SALES SUMMARY | | | | | | | | | | |
|-------------------------------|---|----------------|-----------|-----------|------------------|---------------|------------------------------|---------------------------------------|---|--|
| Sale | Tax Map | Size (SF) | Sale Date | Deed Ref. | Price | Price/SF | Buyer | Seller | Comments | |
| 1 | 1420101R to 1420104R & 1321501R | 269,636 | 5/23/2008 | 80007450 | \$167,000 | \$0.62 | City of Roanoke, Virginia | Lacks Properties, LLC | Site is zoned I-1, Light Industrial District, included a level topography below street grade, and is 100% in floodway. Purchased for an extension of the Greenway Plan. | |
| 2 | 5210708R | 75,811 | 6/16/2010 | 100005651 | \$39,411 | \$0.52 | City of Roanoke, Virginia | Ryder Truck Rental, Inc. | Site is zoned I-1, Light Industrial District, included a level to sloping topography below street grade, and is 100% in floodway. Purchased for an extension of the Greenway Plan. | |
| 3 | 5210709R | 46,509 | 5/24/2010 | 100004613 | \$52,128 | \$1.12 | City of Roanoke, Virginia | Stephen B. Bodes, et al. | Site is zoned I-1, Light Industrial District, included a level to sloping topography below street grade, and is 95% in floodway. Purchased for an extension of the Greenway Plan. | |
| 4 | 5210711R | 35,261 | 2/2/2010 | 100000974 | \$40,158 | \$1.14 | City of Roanoke, Virginia | Segal Associates of New Jersey, LP | Site is zoned I-1, Light Industrial District, included a level to sloping topography below street grade, and is 95% in floodway. Purchased for an extension of the Greenway Plan. | |
| 5 | 1321101R | 94,773 | 2/1/2010 | 100000939 | \$102,361 | \$1.08 | City of Roanoke, Virginia | Admore Two, LLC | Site is zoned UF, Urban Flex District, included a level to sloping topography below street grade, and is 95% in floodway. Purchased for an extension of the Greenway Plan. | |
| 6 | 1320715R | 99,721 | 2/1/2010 | 100000944 | \$101,607 | \$1.02 | City of Roanoke, Virginia | TJS, LLC | Site is zoned UF, Urban Flex District, included a level to sloping topography below street grade, and is 90% in floodway. Purchased for an extension of the Greenway Plan. | |
| 7 | 258-4-1 & 258-4-2 | 117,177 | 12/9/2013 | 130003596 | \$20,000 | \$0.17 | City of Salem | G. Wayne Fralin | This sale involved two adjoining tracts zoned TBD, Transitional Business District. The parcels are below street grade and approximately 97% in floodway. The parcels were purchased for the expansion of a city park. | |
| Minimum | | 35,261 | | | \$20,000 | \$0.17 | | | | |
| Maximum | | 269,636 | | | \$167,000 | \$1.14 | | | | |
| Average | | 105,655 | | | \$74,666 | \$0.81 | | | | |



COMPARABLE LAND SALES LOCATION MAP

Summary

The prices for the comparable sales range from \$0.17 to \$1.14 per square foot, with an average of \$0.81 per square foot. The sales used in this analysis are the best available in terms of location, size, zoning, topography, visibility/exposure, and accessibility. All comparable sales were acts of condemnation by the local municipality for public use; however, according to Mr. Luke Pugh with the Roanoke City Engineering Department, the sellers were approached directly to negotiate the sales prices; however, the City of Roanoke hired independent appraisers to establish market values as a starting point for negotiations.

In the case of the recent sale in Salem, the purchase was for continuation of Salem Park and the City of Salem was the most likely purchaser of the property as a result of the floodway issues. Conversations with Mr. Benjamin Tripp indicated the City of Salem based their offer largely upon the tax assessed value of the property, unlike the City of Roanoke.

Based on the available sales data, the subject's physical characteristics, and the non-traditional conditions of sale with Comparable Seven, we allotted most weight to the Roanoke City sales. While the sales support a wide range in indicated values, consideration was also given to the size of the subject recognizing that smaller parcels tend to sell at a higher unit basis. Thus, a value towards the upper end of the range is considered reasonable and correlated to a value near the average of **\$0.80** per square foot. Applying \$0.80 per square foot to the 19,670 square feet (0.452 Acres) associated with the subject property is calculated as follows.

$$\$0.80/\text{SF} \times 19,670 \text{ SF} = \$15,736$$

MARKET VALUE BY SALES COMPARISON APPROACH:**\$15,000 (R)**

Final Value Estimate

In estimating the final market value for the subject, we relied solely upon the Sales Comparison Approach. Based on the analyses, facts and information presented in this report, the market value of the fee simple interest in the subject land, as of January 26, 2016, is **\$15,000**.

**FINAL "AS IS" MARKET VALUE ESTIMATE:
\$15,000
(FIFTEEN THOUSAND DOLLARS)**



Michael A. Russell, MAI



Paul J. Kelly

ADDENDA

Certification

CERTIFICATION OF THE APPRAISER

The undersigned do hereby certify to the best of their knowledge and belief:

1. The statements of fact contained in this report are true and correct
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, impartial, unbiased professional analyses, opinions and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
8. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
9. I have made a personal inspection of the property that is the subject of this report.
10. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
11. No one provided significant real property appraisal assistance to the person signing this certification. I have relied upon surveys, construction drawings, etc., provided by other professional persons who have been identified in this report.
12. As of the date of this report, Michael A. Russell, MAI, has completed the continuing education program for Designated members of the Appraisal Institute.

13. As of the date of this report, Michael A. Russell, MAI is licensed by the Commonwealth of Virginia as a Certified General Real Estate Appraiser and has completed the requirements of Continuing Education Program of the Department of Professional and Occupational Regulation and the Appraisal Institute.
14. The "as is" market value of the fee simple interest in the subject property, as of January 26, 2016:

Value by Sales Comparison Approach (+/- 0.452 acres): \$15,000 (R)



**Michael A. Russell, MAI
Certified General Real Estate Appraiser
Virginia License #4001 002508**

CERTIFICATION OF THE APPRAISER

The undersigned do hereby certify to the best of their knowledge and belief:

1. The statements of fact contained in this report are true and correct
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, impartial, unbiased professional analyses, opinions and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
8. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
9. I have made a personal inspection of the property that is the subject of this report.
10. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
11. No one provided significant real property appraisal assistance to the person signing this certification. I have relied upon surveys, construction drawings, etc., provided by other professional persons who have been identified in this report. Mr. Paul J. Kelly inspected the property and assisted in data collection and analysis.

12. As of the date of this report, Paul J. Kelly is licensed by the Commonwealth of Virginia as a Licensed Residential Real Estate Appraiser and has completed the requirements of Continuing Education Program of the Department of Professional and Occupational Regulation.
13. The "as is" market value of the fee simple interest in the subject property, as of January 26, 2016:

Value by Sales Comparison Approach (+/- 0.452 acres): **\$15,000 (R)**



Paul J. Kelly
Licensed Residential Real Estate Appraiser
Virginia License #4001 005822

Assumptions and Limiting Conditions

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report has been made with the following general assumptions:

1. This is an appraisal report which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an appraisal report. As such, it includes full discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
2. No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated. The opinion of value is provided without regard to any questions of title, boundaries, encumbrances or encroachments.
3. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
4. Responsible ownership and competent property management are assumed.
5. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy. It is assumed that information supplied by various individuals identified in the report is accurate. The appraiser assumes no responsibility for independently verifying information received from these individuals. If the client has a question regarding this information, it is the client's responsibility to seek whatever independent verification is deemed necessary.
6. All engineering studies are assumed to be correct. The plot plans and illustrative material in this report are included only to help the reader visualize the property.
7. It is assumed that there are no structural defects hidden by floor or wall coverings or any other hidden or unapparent conditions of the property; that all mechanical equipment and appliances are in good working condition; and that all electrical components and the roofing are in good condition. If the client has any questions regarding these items, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise needed to make such inspections. The appraiser assumes no responsibility for these items.
8. It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.
9. It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless a nonconformity has been identified, described, and considered in the appraisal report. Information and analysis shown in this report concerning these items is based on a rudimentary investigation. Any significant questions should be addressed to local zoning or land use officials and/or an attorney.

10. It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
11. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
12. Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge or the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, and other potentially hazardous materials may affect the value of the property. The value estimated is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
13. Any allocations of the total value estimated in this report between the land and the improvements applies only under the stated program of utilization. The separate value allocated to the land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
14. Possession of this report or any copy of this report does not carry with it the right of publication, nor may it be used for other than its intended use. The physical report remains the property of Russell & Associates, for the use of the client, the fee being for the analytical services only. The bylaws and regulations of the Appraisal Institute require each member and candidate to control the use and distribution of each report signed by such member or candidate. Neither all nor any part of the report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the general public by the use of advertising media, public relations, news, sales, or other media for public communication without the prior written consent and approval of the appraiser and Russell & Associates.
15. The appraiser, by reason of this appraisal, is not required to give further consultation or testimony or to be in attendance in court with reference to the property in question unless arrangements have been previously made.
16. We do not have the required expertise for determining the presence or absence of hazardous substances; defined as all hazardous or toxic materials, wastes, pollutants, contaminants (including, but not limited to, asbestos, PCB, UFFI, Radon, lead-based paints, or other raw materials, chemicals, or gases) used in construction, or otherwise present on the property. We assume no responsibility for the studies or analysis which would be required to determine the presence or absence of such substances. We do not assume responsibility for loss as a result of the presence of such substances.

17. The American with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of ADA could reveal that the property together with a detailed analysis of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to the issue, we did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.
18. Any value estimates provided in the report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division or interests have been set forth in the report.
19. The projections and estimates included in this report are to assist in the valuation process. The estimated values, which are defined in this report, are subject to changes in market conditions over time, which cannot be accurately predicted by the appraiser. These changes could alter future income and/or value estimates.
20. The estimated value reported in this appraisal assumes that the proposed construction is completed in accordance with all applicable building codes and zoning ordinance. The value assumes that the proposed construction will be completed in a workmanlike manner.
21. This report prepared by Russell & Associates consists of "trade secrets and commercial or financial information" which is privileged and confidential and exempted from disclosure under 5 U.S.C. 552 (b) (4) of the Uniform Commercial Code. Russell & Associates shall be notified of any request to reproduce this report in whole or in part.
22. This report is to be used only in its entirety and no part is to be used without the whole report. All conclusions and opinions concerning the analysis as set forth in the report were prepared by Russell & Associates whose signature appears on the report. No change of any item in the report shall be made by anyone other than Russell & Associates. Russell & Associates shall have no responsibility if any such unauthorized change is made.
23. It is assumed that there are no hidden or unapparent conditions of the property, subsoil or physical characteristics which would render it more or less valuable. Unless noted in this report, historical significance or potential restrictions are not known and not considered. The current flood maps provided in this report identifies few streets and does not show individual properties. As a result, the boundaries are not clearly identified. The appraiser can only make an initial assessment of flood zones affecting the subject property. Final verification should be performed by an expert in this field, if desired.
24. The age of any improvements which are a part of the subject property mentioned in this report should be considered a rough estimate, based upon data available at the time of the appraisal.

25. The comparable sales data relied upon in the appraisal is believed to be from reliable sources. Though the local comparable properties were viewed from the exterior, it was not possible to inspect them in detail. The value conclusions are subject to the accuracy of the said data.
26. The description of the site is based on a personal inspection of the property and public records. The building sizes are based on tax assessment records and the land sizes are also based on information provided through the tax assessor's office. While these records are believed to be reliable and based on substantiated data, the appraiser makes no warranties regarding their accuracy. If an official survey is provided that concludes a different land area, then the value included in this report is subject to change. Likewise, the appraiser was not provided any detailed construction drawings depicting building sizes. If these drawings are prepared or presented to the appraiser and the building sizes are significantly different than those presented in this report, then the opinion of value is subject to change without notice.
27. The appraisal is based on data provided the appraiser from outside sources that is assumed to be accurate. This includes financial statements showing income and expenses, rent rolls, zoning information, market studies and others, as referenced throughout the report. If the data in these reports is proved inaccurate, then the value estimate contained herein is invalid and subject to change pending the appraiser obtaining accurate information.
28. This appraisal is for the intended use by our client, Town of Vinton, for internal planning purposes. The report is not intended to be used by other persons or entities for any purpose.
29. Market rental rates, terms and conditions are estimated based on interpretation of available information as of the date of this appraisal. The subject rents are approaching the top of the local market activity range. The high rental rates impose potential increase in risks. Market conditions could change.
30. Accurate predictions of future events are very difficult to forecast. The appraiser has made every effort to support his assumptions based on knowledge of the local market and as supported through conversations with credible market participants. Actual events could differ significantly from the scenarios presented in this appraisal report and value could be significantly affected. The appraiser assumes no responsibility for any difference in value based on unforeseen circumstances or events other than those described in this analysis.
31. All values shown in the appraisal report are based on analysis as of the date of the appraisal. These values may not be valid in other time periods or as conditions change. Any projected mathematical models or future value estimates are based on estimates and assumptions which are inherently subject to uncertainty and variation depending upon evolving events. They are not represented as results that will actually be achieved.

Legal Descriptions

BK 1279 P 0 01709

DEL. WOODS LAW FIRM

001225

THIS DEED, made as of the 17th day of February, in the year 1988, between BURLINGTON INDUSTRIES, INC. (formerly BURLINGTON MILLS CORP.), a Delaware corporation, with corporate offices at 3330 West Friendly Avenue, Guilford County, North Carolina ("Grantor") and PRECISION FABRICS GROUP, INC., a North Carolina corporation, ("Grantee").

WITNESSETH:

In consideration of the sum of Ten (\$10.00) Dollars cash in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, the Grantor does BARGAIN, SELL, GRANT AND CONVEY with General Warranty of Title, unto the said Grantee all the following described real estate (the "Property"), together with all improvements thereon and privileges and appurtenances thereunto belonging, lying and being in or near the Town of Vinton, County of Roanoke, Virginia, more particularly described in Schedule "A" attached hereto.

This conveyance is made subject to easements, conditions and restrictions of record and all existing utility easements serving the plant located on the Property hereby conveyed.

The Grantor covenants that it has the right to convey said Property; that it has done no act to encumber same; that the Grantee shall have quiet and peaceful possession of same, and that it will execute such further assurances of title as may be requisite.

WITNESS the following signature and seal.

BURLINGTON INDUSTRIES, INC.
a Delaware Corporation

By [Signature] (SEAL)
Its Vice President



BR 12790 0110

STATE OF NORTH CAROLINA

COUNTY OF GUILFORD

I, June Neugent, a Notary Public in and for the State of North Carolina, County of Guilford, hereby certify that William D. Holt, Jr., Vice President of Burlington Industries, Inc., a Delaware corporation, whose name is signed to the foregoing deed, has appeared before me and acknowledged the same in my jurisdiction aforesaid on behalf of the corporation.



June Neugent
Notary Public

My Commission expires:

Nov. 25, 1989

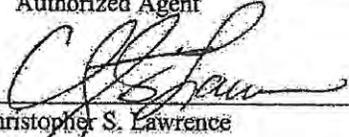
Letter of Engagement

**TOWN OF VINTON
NOTICE TO PROCEED**

| | |
|-------------------------------------|--|
| TO: <u>Michael A. Russell</u> | DATE: <u>12/16/15</u> |
| <u>DBA Russell & Associates</u> | PROJECT: <u>Appraisal Services for</u> |
| <u>4728 Starkey Road</u> | <u>Precision Fabrics Group, Inc.</u> |
| <u>Roanoke, VA 24018</u> | <u>323 W. Virginia, Vinton, VA 24179</u> |
| | <u>Tax Map # 060.19-01-01.00-0000</u> |

You are hereby notified that the effective date for commencement of work shall be 12/21/2015 and you are to complete within forty (40) days consecutive calendar days thereafter. The estimated cost for the requested service to provide appraisal services is \$2,200.00 as stated in the Request for Quote dated December 15, 2015. The date of completion for the appraisal services is, therefore, Friday, January 29, 2016.

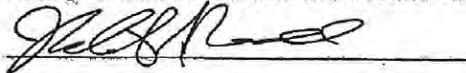
Town of Vinton, Virginia
Authorized Agent

By: 
Christopher S. Lawrence

Title: Town Manager

ACCEPTANCE OF NOTICE

Receipt of the above Notice to Proceed is hereby acknowledged by:



This the 10th day of DECEMBER, 2015,

By: MICHAEL RUSSELL

Title: PRESIDENT

NOTICE TO PROCEED

Qualifications of the Appraiser

QUALIFICATIONS OF THE APPRAISER

MICHAEL A. RUSSELL, MAI
Russell & Associates
4728 Starkey Road
Roanoke, Virginia 24018

RELATED EXPERIENCE

Russell & Associates (May 1994 – Present)

Roanoke, Virginia

Real Estate Appraiser and Consultant

Formed company on May 1, 1994, for the purpose of providing professional real estate appraisal and consulting services throughout Virginia. Commercial real estate appraiser and consultant specializing in appraisals for commercial/investment properties including hotels/motels, apartments, student housing, condominiums, industrial properties, shopping centers, retail, offices and medical offices, vacant land, restaurants, churches, mixed-use properties, special use properties, existing and proposed residential subdivisions and planned unit developments. Other services include consultation, market studies, market rent analysis, highest and best use studies, tax appeals and real estate valuation for commercial real estate developers, owners, governmental, educational institutions and financial clients.

T. B. Harris, Jr. & Associates (November 1987 – November 1993)

Charlotte, North Carolina

Real Estate Appraiser and Consultant

Commercial real estate appraiser and consultant specializing in commercial appraisals for hotel, retail, office, industrial, single and multifamily projects.

Expert Witness Testimony

Qualified as an expert witness in Federal Bankruptcy Court and condemnation hearings.

EDUCATION

Virginia Polytechnic Institute and State University

Blacksburg, Virginia

School of Architecture

Bachelor of Science, Building Construction, 1985

Relevant Course Work Completed

Appraisal Institute

Appraising Distressed Commercial Real Estate, 2009

Analyzing Operating Expenses, 2008

Apartment Appraisal, 2008

Introduction to GIS Applications for Real Estate Appraisal, 2006

National USPAP Equivalent Course, 2008, 2010, 2012, 2013

Highest and Best Use and Market Analysis, 2004

Business Practices and Ethics, 2004, 2013

Standards of Professional Practice A & B, 1996

Report Writing and Valuation Analysis, 1991
Case Studies in Real Estate Valuation, 1990
Capitalization Theory and Techniques, Part B, 1989
Capitalization Theory and Techniques, Part A, 1989
Standards of Professional Practice, 1988
Real Estate Appraisal Principles, 1987
Basic Valuation Procedures, 1987

Seminars Attended

Highest and Best Use in Transitional and Mixed Use Properties, 2014
Litigation Skills for the Appraiser, 2013, 2015
Business Practices and Ethics, 2013
Forecasting Revenue, 2012
Eminent Domain and Condemnation, 2012
Local Cost Seminar, 2009, 2012, 2015
Analyzing Operating Expenses, 2006
Valuation of Detrimental Conditions in Real Estate, 2006
Feasibility, Market Value, Investment Timing: Option Value, 2004
Analyzing Distressed Real Estate, 2004
Market Analysis for Commercial Investment Real Estate, 2002
Financial Analysis for Commercial Investment Real Estate, 1998
New Industrial Valuation, 1998
Appraisal of Nursing Home Facilities, 1997
Emerging Trends in Real Estate, 1996
Appraisal of Retail Properties, 1995
Commercial Real Estate Management, 1994

LICENSES & CERTIFICATIONS

Appraisal Institute

MAI Designation # 9993

Commercial Investment Real Estate Institute

CCIM Candidate

State Certified General Real Estate Appraiser

Virginia – Certificate No. 4001002508

AFFILIATIONS & ACTIVITIES

Roanoke Catholic School Board Chair (2010-2012)
Roanoke Cosmopolitan Club (2000 - Present)
Young Advisory Council – Appraisal Institute (1999-2000)
Transportation Committee – Roanoke Regional Chamber of Commerce (1997-1998)
Treasurer – Blue Ridge Chapter of the Appraisal Institute (1996-1998)

QUALIFICATIONS OF THE APPRAISER

PAUL J. KELLY
Russell & Associates
4728 Starkey Road
Roanoke, Virginia 24018

RELATED EXPERIENCE

Russell & Associates (January 1999 – present) Roanoke, Virginia
Real Estate Appraiser and Consultant

The Branch Group, Inc. (1990-1999) Roanoke, Virginia

Developed and implemented management and skill specific training programs for all divisions of this construction organization.

EDUCATION

Virginia Polytechnic Institute and State University Blacksburg, Virginia
Bachelor of Arts, International Studies, 1987

Relevant Course Work Completed

Virginia Forest Landowner Education Program, 2013
Understanding the Uniform Appraisal Dataset, 2011
Land and Site Valuation, 2009
Current Issues in Appraising, 2009
Testifying as an Expert Witness, 2009
Real Estate Investments, 2007, 2008
Appraisal Institute, USPAP, 2005, 2007, 2009, 2010 Update, 2011 Update, 2014 Update, 2016 Update
Appraisal Institute, Local Cost Seminar, 2003, 2004, 2005, 2007, 2009, 2013, 2015
Investment Property Analysis, 2003
Small Residential Income Appraisal, 2000
Appraisal Standard and Ethics, 2000
Advanced Residential Appraisal, 1999
Appraisal Institute, Local Cost Seminar, 1999
Fundamentals of Appraisal, 1999

LICENSES & CERTIFICATIONS

State Licensed Residential Real Estate Appraiser
Virginia – Certificate No. 4001005822, 2001



Town Council Agenda Summary

Meeting Date

February 16, 2016

Department

Planning and Zoning

Issue

Briefing on a Memorandum of Understanding (MOU) for the Administration of the Virginia Erosion and Sediment Control Program (VESCP) and the Virginia Stormwater Management Program (VSMP) between the County of Roanoke and the Town of Vinton and amendments to the ESC and SWM ordinances and SWM Design Manual.

Summary

On August 28, 2015, a formal request was sent to Thomas Gates, Roanoke County Administrator, for the County to administer and become the authority for the Town of Vinton's Virginia Stormwater Management Program (VSMP). This includes, but is not limited to, administering and enforcing the VSMP regulations. The VSMP program requires the County to collect permit fees and remit the State's portion of the fee to the State; review stormwater plan submittals; submit project information and coordinate with the Department of Environmental Quality (DEQ) on issuance of permit coverage; perform periodic inspections of construction sites; perform enforcement activities when required; and maintain records and report to DEQ annually.

Roanoke County has been the authority in the Town of Vinton for Erosion and Sediment Control (ESC) since February 14, 1984. As of July 1, 2014, through MOU agreements, our development and construction plans are being reviewed and approved by County personnel for Stormwater Management (SWM) and ESC requirements; and building code compliance including fire protection requirements.

Additionally, in order to stay in compliance with DEQ requirements, Roanoke County/Vinton must amend the ESC and the SWM Ordinances including the SWM Design Manuals. Town Staff has been working with Roanoke County personnel since September 2015 on the proposed changes to the ESC and SWM Ordinances; Design Manual; and the VESCP and VSMP MOU agreement.

Roanoke County Board of Supervisors held a work session on January 26, 2016, to discuss the amendment to ESC and SWM ordinances and Design Manual and the proposed MOU agreement with the Town of Vinton for the administration of the VESCP and VSMP. The first reading of the ESC and SWM ordinances; SWM Design Manual; and the approval of the MOU agreement with the Town of Vinton is scheduled for February 9, 2016, and the second reading for February 23, 2016.

Attachments

1. Draft MOU agreement between the County of Roanoke and Town of Vinton for the administration of the VESCP and VSMP.
2. PowerPoint presentation from the Roanoke County Board of Supervisors' Work Session on January 26, 2016, regarding the proposed amendment to the ESC and SWM ordinances; Design Manual; and the proposed MOU agreement.

Recommendations

No action required

**MEMORANDUM OF UNDERSTANDING (MOU) FOR ADMINISTRATION OF THE
VIRGINIA EROSION AND SEDIMENT CONTROL PROGRAM (VЕСP) AND THE
VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) BETWEEN THE
COUNTY OF ROANOKE, VIRGINIA AND THE TOWN OF VINTON, VIRGINIA**
DRAFT, JANUARY 20, 2015

THIS MEMORANDUM OF UNDERSTANDING (MOU) is made and entered this _____ day of _____ 2016, by and between the County of Roanoke, Virginia, a political subdivision of the Commonwealth of Virginia, hereinafter referred to as the “County”, and the Town of Vinton, a political subdivision of the Commonwealth of Virginia, hereinafter referred to as the “Town”.

Purpose of the Memorandum

WHEREAS, clean water is crucial to the quality of life of both County and Town residents as well as the economic vitality of the region and the Commonwealth of Virginia; and,

WHEREAS, the County is currently recognized as the local “Virginia Erosion and Sediment Control Program (VЕСP) Authority” within the County and the Town to regulate stormwater runoff from construction sites; and,

WHEREAS, the County currently reviews and inspects new land disturbing activities for conformance with the Stormwater Management Design Standards, Hydrologic Design, and Best Management Practices (BMPs) of the Town; and

WHEREAS, the VЕСP and the Virginia Stormwater Management Program (VSMP) are becoming increasingly more inter-related and complex to administer; and

WHEREAS, the Town has determined that it would be beneficial for the County to operate as the local VSMP Authority in the Town; and the County is willing to serve in this capacity.

NOW THEREFORE, the County and the Town agree that their respective responsibilities are as follows:

A. Responsibilities of the County:

1. The County shall continue to be the the local “VЕСP Authority” (in the Town.
2. The County, upon approval by the Roanoke County Board of Supervisors of the revised Stormwater Management Ordinance, upon approval of this Memorandum of Understanding, and upon approval by the Virginia State Water Control Board shall become the local “Virginia Stormwater Management Program (VSMP) Authority” in the Town.
3. Roanoke County shall possess the authority and perform the duties of the local “VЕСP Authority” as set forth in Chapter 8.1 of the Code of the County of Roanoke; Title 62.1,

Chapter 3.1, Article 2.3 of the Code of Virginia; and 9VAC25-840; as amended, or as set forth in such ordinances, statutes, and regulations that are enacted to succeed the above.

4. Roanoke County shall possess the authority and perform the duties of the local “VSMP Authority” as set forth in Chapter 23 of the Code of the County of Roanoke; Title 62.1, Chapter 3.1, Article 2.3 of the Code of Virginia; and 9VAC25-870; as amended, or as set forth in such ordinances, statutes, and regulations that are enacted to succeed the above.

B. Responsibilities of the Town:

1. The Town shall adopt a Stormwater Management Ordinance that recognizes Roanoke County as the local VESCP authority.
2. The Town shall not issue any permits for activities that require VESCP and/or VSMP permits, until the VESCP and/or VSMP permits are issued.

C. Previous Agreements

1. Previous agreements between the Town and the County concerning the VESCP and the VSMP are void and superseded by this agreement.

D. Fees

1. Roanoke County shall collect fees from regulated land-disturbing activities occurring within the Town, in accordance with the fee schedule adopted by the Roanoke County Board of Supervisors.
2. The fees for regulated land-disturbing activities within the Town shall be the same as those for regulated land-disturbing activities in other parts of the County.

D. Amendments and Modifications

This Memorandum of Understanding may be amended at any time by mutual consent of the parties, in writing.

E. Termination

This agreement may be terminated by either party upon giving 90 days written notice. If this agreement is terminated, the Town understands that it would need to obtain Virginia State Water Control Board approval to become the local VESCP and VSMP authority within the Town.

F. Effective Date

This Memorandum of Understanding shall become effective upon the endorsement of the parties as well as adoption of applicable ordinances; and approval by the Virginia State Water Control Board

for transfer of the local VSMP from the Town to the County; and it shall remain in effect unless terminated by one of the parties as noted above.

In Witness Whereof, the parties herein have caused this document to be executed as the date of the last signature shown below.

FOR ROANOKE COUNTY:

Approved as to Form:

BOARD OF SUPERVISORS OF
COUNTY OF ROANOKE, VIRGINIA

Ruth Allen Kuhnel
County Attorney

By _____
Thomas C. Gates
County Administrator

STATE OF VIRGINIA,
CITY/COUNTY OF _____, to-wit:

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Thomas Gates, County Administrator on behalf of the County of Roanoke, Virginia.

Notary Public

Registration Number: _____
My commission expires: _____

(SEAL)

FOR TOWN OF VINTON:

Approved as to Form:

TOWN COUNCIL OF
TOWN OF VINTON, VIRGINIA

Theresa Fontana
Town Attorney

By _____
Barry Thompson
Interim Town Manager

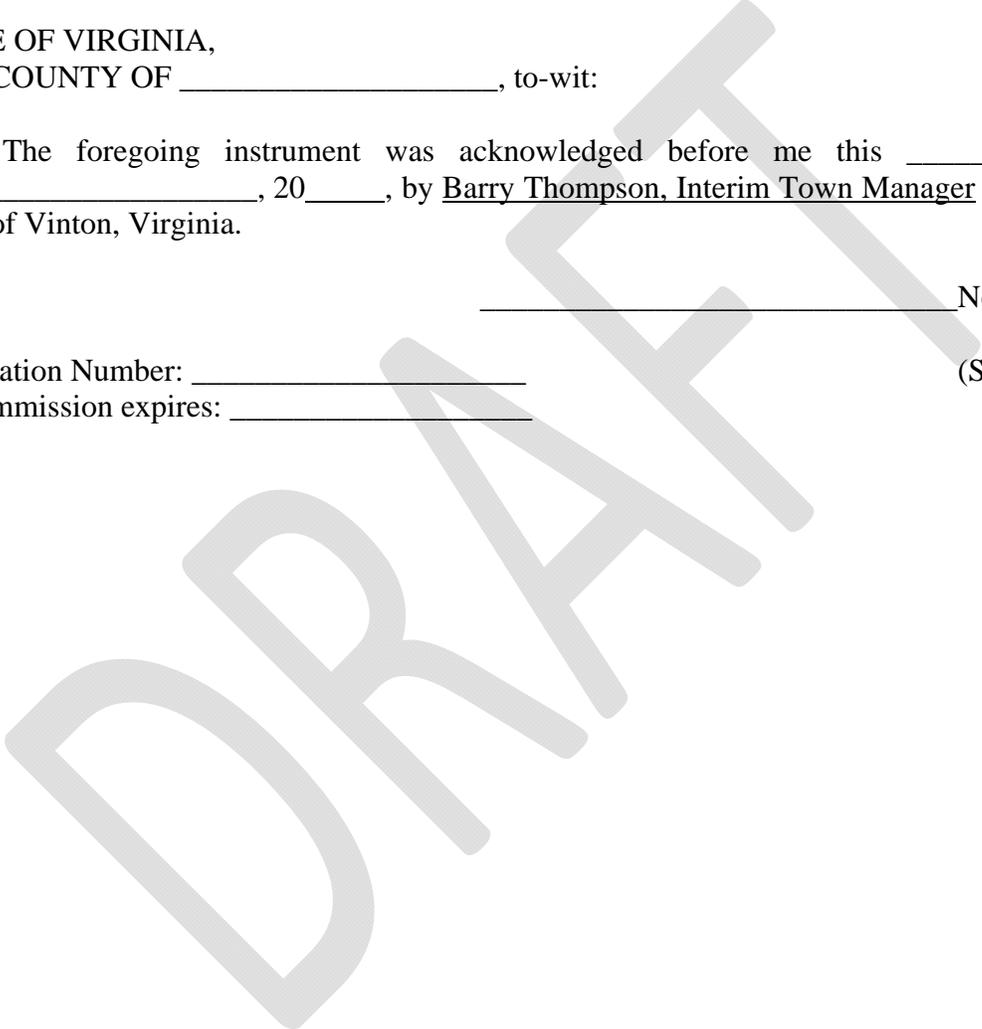
STATE OF VIRGINIA,
CITY/COUNTY OF _____, to-wit:

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Barry Thompson, Interim Town Manager on behalf of the Town of Vinton, Virginia.

Notary Public

Registration Number: _____
My commission expires: _____

(SEAL)



Community Development

Amendment

**Erosion and Sediment Control Ordinance;
Stormwater Management Ordinance and Design Manual;
and
Review proposed Memorandum of Understanding with
Town of Vinton**



Agenda

- **Amendments to the Erosion and Sediment Control and Stormwater Management Ordinances**
- **Review changes to the Stormwater Management Design Manual**
- **Discuss an agreement with the Town of Vinton to merge their Virginia Stormwater Management Program with the County's**



Erosion and Sediment Control Ordinance

- **Chapter 8.1: Erosion and Sediment ordinance**
 - Definitions and revisions in order to match State law
 - Expands the use of an Agreement in Lieu of, beyond a single-family residence to all land-disturbance activities less than 10,000 sq. ft
 - Maintains the current construction contingency amount at 10%



Stormwater Management (SWM) Ordinance

- **Chapter 23: Stormwater Management Ordinance**
 - Definitions and changes in order to comply with State law
 - Extension of the County's Virginia Stormwater Management Program authority to include the Town of Vinton
 - Simplify requirements for BMPs that serve individual residences
 - Reduce the amount of the construction contingency from 25% to 10%
 - Adopt a uniform schedule of civil penalties for violations of this ordinance



SWM Design Manual

- The “Design Manual” contains requirements that supplement local ordinances; and state and federal regulations
- The amendments before you today has been accepted by both Roanoke County Department of Community Development staff and the Roanoke Regional Homebuilders Association.



SWM Manual, *Continue*

- Many chapters have numerous minor changes in spelling/grammar, acronyms and other technical or procedural requirements
- The more significant proposed changes are as follows:
 - **Chapter 1** – Information for development with wetlands
 - **Chapter 2** – Submittal of a stormwater master plan for phased plans in a common plan development.
 - **Chapters 2 and 5** – require additional information on stormwater plans to improve review efficiency and recordkeeping.



SWM Manual, *Continue*

- **Chapter 8** – Residential lot grading and drainage information required on initial subdivision/site plans in order to effectively administer VSMP
- **Chapter 15** – As-built record drawings:
 - Require consistent format to facilitate obtaining information for GIS
 - Provide more direction as to what is required on as built drawings
 - Require submission of digital CAD files (to assist with GIS updates and County tracking)



Virginia Stormwater Management Program (VSMP) Agreement with TOV

- Currently, Roanoke County is the authority in the TOV for the Erosion and Sediment Control program
- Roanoke County also reviews plans and inspects of BMPs while TOV administers the VSMP program
- Proposal: County becomes local VSMP authority in the TOV.



NEXT STEP

- **February 9th** - 1st reading of ordinances for the Erosion and Sediment Control (ESC) and Stormwater Management (SWM) Ordinances
- **February 23rd** – 2nd reading, public hearing and adoption of ordinances (ESC & SWM)
- **February 9th** adopt by resolution the amendments to the Stormwater Management Design Manual.
- **February 23rd** approval of Memorandum of Understanding agreement with the Town of Vinton to administer the VSMP





Q & A

