



CHARLESTON LAND REUSE AGENCY

Tuesday, December 10, 2019

2:00 PM

AV Room #308

Agenda

1. Welcome and silent roll call

2. Adoption of Minutes from November 5, 2019, meeting

Minutes

3. Public comment

4. Reports of Treasurer, Vice Chair, Chair

5. Report of Redevelopment Division

Overview of County Tax Sale lien purchases and discussion of next steps

Discussion of tax liens currently available from State Auditor

6. Report of Conservation Division

Jones Property Donation Update

7. Unfinished Business

1238 Washington Street West

Legislative priorities update

8. New Business

Discussion regarding insurance policies

Discussion regarding record management

1514 2nd Avenue – December 30, 2019, Notice to Redeem deadline

Amity Drive turnaround parcel

Offer of donation of parcel at corner of Sissonville Drive and Falcon Drive

Examples of other Notice to Redeem letters received by the City

9. Adjournment until Tuesday, January 14, 2020, at 2:00 p.m.

***Meetings may be recorded and broadcast via internet <https://charlestonwv.civicclerk.com>**

Charleston Land Reuse Agency

November 5, 2019 2:00 pm

Meeting Minutes

Board Members

Amy Schuler Goodwin	Mayor (or designee)
Jonathan Storage	City Manager (or designee)
Kevin Baker	City Attorney (or designee)
Ben Adams	City Council
Will Laird	City Council
Chris Campbell	Citizen Member
Marylin McKeown	Citizen Member

Ex-Officio Members

Dan Vriendt	Planning Department Director
Tony Harmon	Building Commission
Larry Malone	MOECD Director

1. Welcome and Introduction

All members being present, Kevin Baker called the meeting to order.

Members introduced themselves.

2. Review and Adoption of Bylaws

Kevin Baker provided an overview of the Charleston Land Reuse Agency (CLRA).

Kevin Baker provided an overview of the proposed CLRA bylaws.

Jonathan Storage moved the adoption of the proposed bylaws. Mayor Goodwin seconded the motion. The bylaws were adopted upon a voice vote.

In accordance with the newly adopted bylaws:

Kevin Baker nominated Jonathan Storage for the position of Treasurer. Will Laird seconded the motion. There being no further nominations, Jonathan Storage was elected Treasurer by acclamation.

Kevin Baker nominated Will Laird for the position of Secretary. Jonathan Storage seconded the motion. There being no further nominations, Will Laird was elected Secretary by acclamation.

Kevin Baker nominated Marylin McKeown for the position of Vice Chair. Mayor Goodwin seconded the motion. There being no further nominations, Marylin McKeown was elected Vice Chair by acclamation.

Ben Adams nominated Kevin Baker for the position of Chair. Will Laird seconded the motion. There being no further nominations, Kevin Baker was elected Chair by acclamation.

3. Overview of Funds in CLRA Account

Jonathan Storage provided an overview of funds in the CLRA account at which time he indicated a current balance of \$45,703.78 made available from the former Charleston Land Trust Account. Funds are for general use as may be directed by the CLRA.

4. Potential Jones Property Donation

Dan Vriendt provided an overview of the Jones Property.

Tom Lane with Bowles Rice LLP was recognized to provide an overview of the proposed donation and the Jones family deed to the City of Charleston.

Callen Jones McJunkin was recognized to comment on her family's proposed donation of the property.

Ben Adams moved to recommend to City Council that the City accept the donation. Mayor Goodwin seconded the motion. The motion was adopted upon on a voice vote.

5. Potential donation of 1238 Washington Street West

Tony Harmon provided an overview of the property.

A discussion was had regarding this property and other similar properties that may come before the board.

Marylin McKeown suggested that the board consider developing criteria for evaluating such properties including but not limited to proximity to public facilities, active neighborhood and community associations, historic districts, and opportunity zones.

No official action was taken on this agenda item.

6. Discussion of property sold to state and upcoming County tax sale

Kevin Baker provided an overview of the state and county tax sale process and the relevant laws pertaining to Land Reuse Agencies as outlined in state code.

John Butterworth with the city planning department provided an overview of the city's mapping project to identify tax delinquent and CURA owned properties.

Ben Adams moved to authorize board officers to expend up to \$10,000 from the CLRA fund to purchase properties at the upcoming County tax sale. Will Laird seconded the motion. The motion carried upon a voice vote.

7. Overview of Legislative Priorities

Kevin Baker gave a summary of potential legislative priorities identified by the administration for the consideration of the board. Including:

- The repeal or extension of a 2020 sunset provision on Land Reuse Agency's First Right of Refusal for tax delinquent properties valued at under \$25,000;
- Raising the cap on the First Right of Refusal from \$25,000 to \$50,000;
- Revising provisions in state code relating to the process by which cities may demolish properties to establish a process for rehabilitating properties when desirable; and
- Legislation granting immunity from civil liability for property owners who provide easements for access to public property.

8. Setting date, time, and location for standing monthly meeting

After a brief discussion it was determined that the CLAR would anticipate regularly scheduled meetings on the Second Tuesday of each month at 2:00 pm in the AV Room on the Third Floor of City Hall.

9. Any other business

Jonathan Storage suggested that the board consider appropriate insurance policies for the CLRA. Will Laird moved that Jonathan Storage be authorized to explore insurance policy options and report back to the board. Mayor Goodwin seconded the motion. The motion carried upon a voice vote.

Jonathan Storage requested that the board consider its logistics and process for maintaining and managing official records. Kevin Baker agreed to work to develop a practical system for such record management.

10. Adjournment

There being no further business to come before the board Will Laird moved to adjourn until December 10, 2019 at 2:00 pm in the AV Room on the Third Floor of City Hall. Ben Adams seconded the motion and the meeting was adjourned.