



CHARLESTON LAND REUSE AGENCY

Tuesday, March 10, 2020

2:00 PM

City Service Center Conference Room

915 Quarrier Street

Agenda

- 1. Welcome and silent roll call**
- 2. Adoption of Minutes from February 11, 2020, meeting**
- 3. Public comment**
- 4. Reports of Treasurer, Vice Chair, Chair**
- 5. Report of Redevelopment Division**
 - Update on County Tax Sale lien progress
 - Vacant lots near 1514 2nd Avenue
 - Bids on property at WV State Auditor's Office
- 6. Report of Conservation Division**
- 7. Unfinished Business**
 - Legislative update on Senate Bill 510 (extending right of first refusal)
 - Schedule public meetings for May 2020
 - Schedule strategic planning session for May 2020
 - November 2018 tax sale notices to redeem
 - Grant Street near Glenwood School
 - Tennessee Avenue property
 - Quarrier Street property
 - Lewis Street property
 - 1502 Washington Street West donation and surrounding property
- 8. New Business**
 - 1317 Stuart Street listed for sale at \$25,000
 - Former Park Place Bar, 739 Central Avenue
 - Center for Community Progress presentation overview
 - Idea to publicize the property offered for donation to the CLRA that is not accepted
- 9. Adjournment until Tuesday, April 14, 2020, at 2:00 p.m.**

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

Charleston Land Reuse Agency

February 11, 2020 2:00 pm

Meeting Minutes

Board Members

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

Ex-Officio Members

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

1. Welcome and silent roll call

All members being present with the exception of Larry Malone, Jonathan Storage, and Mayor Goodwin who were represented by City Finance Director Andy Wood, Kevin Baker called the meeting to order.

2. Adoption of Minutes from December 10, 2019, meeting

Chris Campbell moved the approval of the minutes from the prior meeting. The motion was adopted upon a voice vote.

3. Public Comment

Kevin Baker offered the opportunity for public comment. There was none.

4. Reports of Treasurer, Vice Chair, Chair

Kevin Baker presented a report from the Treasurer as prepared by Jonathan Storage. The report indicated a CLRA fund balance of \$37,387.27.

The Chair and Vice Chair had nothing further to report.

5. Report of Redevelopment Division

Update on County Tax Sale lien progress

Kevin Baker offered an update on properties for which liens were purchased at the County Tax sale at which time Mr. Baker informed the committee that many properties had been redeemed.

A discussion was had regarding remaining properties and any corresponding conversations with property owners.

6. Report of Conservation Division

Charleston Land Trust/CLRA Conservation Division donations and authorization to expend

A discussion was had regarding the authorization to expend funds received as donations.

Will Laird moved that for donations of up to \$1,000 the CLRA Conservation Division be authorized to expend such donations for their intended purpose upon receipt of the funds. The motion was adopted upon a voice vote.

Regarding a donation that was received before the adoption of the prior motion, Will Laird moved that the CLRA Conservation Division be authorized to expend \$50 to purchase birdseed for the Carriage Trail. The motion was adopted upon a voice vote.

7. Unfinished Business

Legislative update on Senate Bill 510 (extending right of first refusal)

Kevin Baker indicated that SB510 had passed the Senate and been referred to the House Committee on the Judiciary.

1514 2nd Avenue – update regarding property and reimbursement to General Fund

A discussion was had regarding the redemption of the property tax lien.

Ben Adams moved that the CLRA reimburse the City's General Fund for costs associated with the redemption. The motion was adopted upon a voice vote.

John Butterworth reviewed the findings of the city engineer's elevation certificate and other findings which concluded that the property is uneconomical for renovation.

Tony Harmon discussed the value of the property and the potential to salvage various items.

A discussion was had regarding the potential demolition of the structure.

Ben Adams offered a motion requesting that the Building Commission demolish the structure. The motion was adopted upon a voice vote.

Vacant lots near 1514 2nd Avenue

A discussion was had regarding various surrounding properties.

Chris Campbell moved that John Butterworth and Kevin Baker be authorized to contact adjacent property owners to discuss their intent for the properties. The motion was adopted upon a voice vote.

1502 Washington Street West donation offer update

A discussion was had regarding the property and its potential donation.

Ben Adams offered a motion to accept the donation. The motion was adopted upon a voice vote.

Ben Adams offered a motion to authorize the expenditure of \$26 to process the deed to the property. The motion was adopted upon a voice vote.

Chris Campbell offered a motion that John Butterworth and Kevin Baker be authorized to reach out to adjacent property owners to discuss their intent for the properties.

Bids on property at WV State Auditor's Office

John Butterworth presented to the committee and a discussion was had regarding bids on 4 properties at the WV Auditor's Office.

November 2018 tax sale notices to redeem

John Butterworth provided the board with an overview of notices to redeem received by the city on approximately 53 properties. A discussion was held. Kevin Baker indicated that he would look into the properties to gauge the city's interest.

November 2019 tax sale no-bid properties

John Butterworth reviewed some data from the 2019 tax sale. A discussion was had regarding the shortcomings of the process. John Butterworth indicated that at the 2018 tax sale, 96% of properties were purchased by 10 buyers with the top 4 being out of state entities or individuals. Similarly, in 2019 93% of properties were purchased by the same 10 buyers.

8. New Business

Schedule two public meetings for 2020 (spring and fall discussed previously)

A discussion was had regarding the timing and scheduling of said meetings.

Discuss potential mission statement

A discussion was had regarding the development of a clear statement of mission for the CLRA and its availability on a website.

Discuss vision and potential strategic planning session

A discussion was had regarding the need for a strategic planning session for the development of a clear mission and vision to be clearly communicated to the public, including the need for availability of such information on a website.

Other

A discussion was had regarding a property behind the 6th Street Garden.

9. Adjournment until Tuesday, March 10, 2020, at 2:00 p.m.

Ben Adams moved that the CLRA adjourn until Tuesday 3/10/2020. The motion was adopted upon a voice vote.