



CHARLESTON LAND REUSE AGENCY

Friday, June 12, 2020

9:30 AM

Meeting Held Virtually

The public may participate by calling 712-451-0226, passcode 461234#

Agenda

1. Welcome and silent roll call
2. Adoption of Minutes from April 14, 2020, meeting and acknowledgement of updated March minutes
3. Public comment
4. Reports of Treasurer, Vice Chair, Chair
5. Report of Redevelopment Division
6. Report of Conservation Division
7. Unfinished Business
 - 2019 County Tax Sale properties
 - Bids on property at WV State Auditor's Office
 - 739 Central Avenue, Former Park Place Bar
 - 1514 2nd Avenue
 - 1502 Washington Street West
 - 1444 Washington Street West offer of donation
 - CLRA website
8. New Business
 - Ongoing approval of BRIM premiums
9. Adjournment of Regular Meeting in order to begin Strategic Planning Session III

CLRA Strategic Planning Session III

1. Welcome from Chair of CLRA
2. Facilitator Overview and Conversations Regarding Vision, Mission, Values, Goals, and Strategies
3. Set Next Steps and Adjournment

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

Charleston Land Reuse Agency

March 10, 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 Jonathan Storage, Mayor Goodwin and Councilman Laird, Kevin Baker called the meeting to order. Jonathan Storage joined the meeting soon after it was called to order.

2. Adoption of Minutes from February 11, 2020, meeting

Ben Adams 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

Jonathan Storage presented a Treasurer's report indicating a CLRA fund balance of \$37,436.27.

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 one adjacent owner had exercised her right to obtain the CLRA's interest in the lien.

Vacant lots near 1514 2nd Avenue

Mr. Baker gave an overview of efforts to contact owners of vacant lots near the CLRA property at 1514 2nd Avenue. Mr. Baker noted that the owner of 1512 2nd Avenue was potentially interested in conveying the property to the CLRA, but that she expressed an interest in selling due to paying \$2,314.37 in property taxes since inheriting the property. Upon a motion by Ben Adams, the CLRA authorized the Chair and staff to send a letter to the property owner requesting donation of the property, but further authorized the Chair and staff to negotiate the purchase of the property for up to \$3,000.

Bids on property at WV State Auditor's Office

Mr. Baker also discussed the property the CLRA has sought to purchase tax liens from the State Auditor's Office and the CLRA directed the Chair and staff to continue to pursue obtaining title to the properties.

6. Report of Conservation Division

Kevin Baker noted the expenditure of \$49.48 for bird seed at the Carriage Trail. There was no further report.

7. Unfinished Business**Legislative update on Senate Bill 510 (extending right of first refusal)**

Kevin Baker indicated that SB150 had passed the full Legislature with only minor amendments to reduce the maximum assessed value for using the right of first refusal to \$50,000 (from \$100,000 as originally introduced, but an increase from the previous \$25,000) and to add a new sunset date and reporting requirement in 2025. The bill now awaits the Governor's signature.

Schedule public meeting and strategic planning session for May 2020

The CLRA discussed the May 2020 meetings and decided to have the public meeting on Thursday, May 14, at 6pm with a location to be determined, but with Mary C. Snow Elementary discussed as a potential location. The CLRA strategic planning session was scheduled for Friday, May 15, from 10am until 3pm at a location to be determined. Kevin Baker will reach out to Becky Ceperley to see if she would moderate the planning session.

November 2018 tax sale notices to redeem

Kevin Baker discussed the status of the four properties highlighted at the last CLRA meeting that the City received a notice to redeem. Three of the properties had unenforceable liens and the fourth property was not a property that the CLRA thought it should pursue. Accordingly, the CLRA chose not to take any action.

1502 Washington Street West donation offer update

Kevin Baker noted that the City Attorney's Office prepared a deed and that the property is in the process of being donated. Once the executed deed is received, the CLRA will get it recorded.

8. New Business

1317 Stuart Street listed for sale at \$25,000

A discussion was had regarding the lot for sale at 1317 Stuart Street and its location compared to other CLRA interests, but the property appears to no longer be on the market.

Former Park Place Bar, 739 Central Avenue

A discussion was had regarding the former Park Place Bar that is now owned by the City of Charleston. Ben Adams moved that the CLRA request that the City donate the property to the CLRA and the motion was adopted by voice vote. ~~Marilyn~~ Marylin McKeown stated support for the project and expressed a desire to obtain public input.

Idea to publicize the property offered for donation to the CLRA that is not accepted

A discussion was had regarding how to handle property offered for donation that is not accepted and the CLRA expressed a clear interest in transparent actions. The idea of having a list of donations offered on the CLRA's website was discussed and supported by the members. Kevin Baker also noted a recent offer of a donation for a property that the staff determined was not desirable and CLRA members expressed an interest in having each property offered be discussed.

Center for Community Progress presentation overview

John Butterworth led the CLRA in a discussion regarding a presentation from the Center for Community Progress entitled Land Banks 101: The Fundamentals of Land Banking and Equitable Development. Mr. Butterworth suggested that all members review the full presentation before the May strategic planning session.

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

Ben Adams moved that the CLRA adjourn until Tuesday 4/14/2020. The motion was adopted upon a voice vote.

Charleston Land Reuse Agency
April 14, 2020 2:00 pm
Meeting Held Via Zoom Meeting
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, Kevin Baker called the meeting to order. Also, in attendance were John Butterworth, Mackenzie Spencer, and Jasper Ball.

2. Adoption of Minutes from March 10, 2020, meeting

Mayor Goodwin 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

Jonathan Storage presented a report from the Treasurer in which he indicated a current CLRA fund balance of \$36,764.76. Jonathan Storage further indicated that due to declining revenues cause by COVID-19, the city would be delaying the transfer of \$250,000 to the CLRA fund. It was further explained that the delay in this transaction is for city cashflow purposes.

Offering a report from the Vice Chair, Marylynn McKeown brought to the CLRA's attention that ASP is looking for a lot on 1st, 2nd, or 3rd Avenue. John Butterworth indicated that he had spoken with ASP regarding this issue and a brief discussion was had.

Kevin Baker offered a report from the Chair in which he explained process delays resulting from the COVID-19 pandemic.

5. Report of Redevelopment Division

May 14/15 Public Meeting/Strategic Planning Session

Kevin Baker asked for input from the committee whether to proceed with plans to hold the public meetings and planning sessions as previously planned given the likelihood that both will need to be conducted remotely.

Mayor Goodwin, Marylynn McKeown, and Jonathan Storage offered support for proceeding with the public meeting as planned. A discussion was had regarding planning and logistics.

Further discussion was had regarding logistics for the strategic planning session. It was determined that Kevin Baker would contact Council Woman Ceperley regarding facilitating a strategic planning session via Zoom.

It was further determined that the public meeting on the 14th and the potential strategic planning session on the 15th would stand in lieu of a regularly scheduled meeting of the CLRA on the 12th.

Zoning Overlay update

Kevin Baker advised the CLAR that the Westside Zoning Overlay District plan was adopted by Council and made effective April 11, 2020. Kevin Baker recognized Dan Vriendt who provide an overview of next steps for the district including the development of a 1-pager to help realtors, developers, and residents better understand the district.

1502 Washington Street West donation and update regarding surrounding properties

Kevin Baker provided an update on the property and indicated that the deed had been received and would soon be recorded. Kevin Baker recognized John Butterworth who provided an overview of adjacent properties including 1500, 1504, and 1504 & ½. A discussion was had regarding these properties.

Kevin Baker briefed the CLRA about conversations he had with the legislature regarding allowing LRAs to recall properties that were not bid on at Sheriffs' tax sales, thereby expediting access to properties as they are transferred to the state's possession. The CLRA will consider

A discussion was had regarding the proper action of the CLRA upon the discovery of violations of state or local laws and ordinances.

A discussion was had regarding properties across the street from 1502.

6. Report of Conservation Division

7. Unfinished Business

County Tax Sale lien progress

Kevin Baker provided an update. The LRA was notified that the Painter's Union redeemed the property adjacent to Starlings. Kevin Baker submitted on behalf of the City Attorney's Office a memo indicating that they spent time valued at \$150 and that they reserve the right to waive recovering those fees from the CLRA if the CLRA recovers said funds.

Kevin Baker provided an update of the property on Grant St. which the neighbor wishes to purchase. The intent is to work with the neighbor to make the property transfer happen.

Bids on Property at WV State Auditor's Office

Kevin Baker indicated the completion of title searches and submitted paperwork for 4 properties, and provided an overview of the next steps for those properties.

Former Park Place Bar, 739 Central Avenue

Kevin Baker reviewed the property and reminded the CLRA that the board voted to request that the city transfer the property to the CLRA. Kevin Baker further indicated that a letter was sent to the mayor requesting said transfer and it is expected that the process will move forward.

CLRA website

Kevin Baker provided an update on the inclusion of CLRA information on the city's website. A discussion was had regarding the CLRA not being a city agency and the potential development of a standalone website to link to from the city's website similar to the arrangement with CURA. Further discussion was had regarding the importance of clearly establishing the CLRA's role in partnering with the city. Further discussion was had regarding additional information to include on the website.

8. New Business**1514 2nd Avenue update and approval of payment for demolition related expenses**

Kevin Baker indicated that the CLRA has received the release from MOECD from their lien on the property and that the CLRA now has clear right to the title. Kevin Baker further discussed his exploration of the adjacent property and a letter he sent to the supposed property owner requesting donation of the property.

Kevin Baker presented for approval an invoice for asbestos abatement for \$5,500. Tony Harmon offered additional information regarding the asbestos abatement as well as the additional demolition costs estimated at an additional \$5,500 to \$6,000. Mayor Goodwin offered a motion to authorize the expenditure of \$5,500 for asbestos abatement and an amount up to \$8,000 for demolition of the property. Marilyn McKeown offered a suggestion that the CLRA explore partnering with other non-profit organizations that have deconstruction crews in operation to keep demolition costs low; as well as a suggestion to explore the possibility of capturing stimulus relief funds to keep small business employees working. A discussion was had regarding deconstruction and demolition, salvageable materials and associated risks. It was determined that all items discussed were worth exploring, but would not be practical for the timeline of the

demolition of this property. It was determined that we ask demolition crews to salvage any reusable items including the windows that were installed at MOECS expense. Following the discussion, the motion offered by Mayor Goodwin was adopted upon a voice vote.

1444 Washington Street West offer of donation

Kevin Baker provided an explanation of an offer by the owner to donate 1444 Washington St. West to the CLRA. A discussion was had regarding this and adjacent properties. It was determined that Tony Harmon and the Building Commission should take a closer look at the properties prior to the acceptance of any donation.

Other

The CLRA returned to agenda Item 3 to allow for public comment. Jasper Ball addressed the CLRA. Jasper Ball suggested that the committee consider several properties for redevelopment on the westside of Charleston. Suggestions included properties across Washington St. from Stonewall Jackson Middle School; buildings at the intersection of Park Ave. and Washington St.; industrial buildings where Park Ave. crosses the train tracks; buildings adjacent to the Save-A-Lot and Family Dollar; and buildings on Virginia St. across from the fire station.

Marylin McKeown and Mayor Goodwin indicated agreement with Jasper Ball that the area discussed has great potential and should be looked at more closely. Jasper Ball mentioned a project he is working on, and would be willing to share, that would show neighborhood trends since the 1980s. Mayor Goodwin indicated interest in the study.

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

Will Laird moved that the CLRA adjourn generally pending the public notice of the next meeting. The motion was adopted upon a voice vote.