

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.