

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.

Marilyn 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.