

Charleston Land Reuse Agency
August 10, 2021 2:00 pm
Meeting Minutes

Board Members

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

Ex-Officio Members

Dan Vriendt	Planning Department Director
Tony Harmon	Building Commission
Andrew Backus	MOECD Director

1. Welcome and silent roll call

2. Adoption of Minutes from July 13, 2021 meeting

The motion was adopted upon a voice vote.

3. Public Comment

Chairman Baker offered the opportunity for public comment. No public comments were heard.

Reports of Treasurer, Vice Chair, Chair

Jonathan Storage presented the treasurer's report. There has been no activity since the last meeting. The balance remains \$247,890.65.

There was no Vice Chair report.

There was no Chair report.

4. Report of Redevelopment Division

John Butterworth, Jonathan Storage and Kevin Baker attended the Municipal League Conference.

5. Report of Conservation Division

Per John Butterworth there was nothing to report.

6. Unfinished Business

2020 County Tax Sale properties

All notices and names are to be reported by the end of October. Joe Baldwin was going to look into it and see if any could be handled inhouse. A title attorney will have to be retained for ones that are more complicated.

Bids on Property at WV State Auditor's Office

Kevin Baker received deeds for properties purchased through the bid process from the State Auditor's office.

739 Central Avenue

There has been some discussion over whether or not to move forward with an architectural design to see if there are any interests. The design has to be code compliant and prescriptive, which may impact a developer's flexibility by it being more contractor-driven and not developer-driven.

Tony Harmon advised the committee that the property should be brought up to code versus a complete renovation. Make sure the electrical system is good, the heating and cooling system is good condition along with the façade and roof. The interior walls should be painted. It should be an open canvas for a purchaser to construct the interior walls, make office space etc. It should essentially be gutted. Tony estimated the cost to demo the structure would be approximately \$6,000.00.

Marilyn inquired if it would be possible to put this property on an MLS list and partnering with a realtor. Tony responded that he is doubtful that CLRA would get the amount they are anticipating by placing the property on the market in its current condition.

Tony also suggested that, if CLRA does end up with an investment in the property and no purchaser, it would be best to place a non-profit in this dwelling, which would benefit the city.

To the extent possible, the city wants to avoid being the landlord where this property is concerned.

1726 Kemp Avenue

Per Kevin Baker, there is no update.

1703 Kemp Avenue

John Butterworth stated that Joe Baldwin is working on finalizing the deed, after getting a final calculation on the outstanding liens/fees currently against the property.

Potential Acquisition of Multiple Lots

The settlement is pending.

Lot 11 Parsons Court 6th Avenue

John Butterworth has not been able to have a conversation with the church concerning this matter.

1829 Clyde Court

John Butterworth indicated he would be filing the paperwork for 1829 Clyde Court along with the paperwork for Amity Drive.

7. New Business

Amity Drive Property Acquisitions

The City Engineer's Office has closed a portion of Amity Drive and restricted access. The CLRA acquired a portion of this property to make temporary turn-arounds on Amity Drive. A review of no-bid parcels in this area that are listed with the State Auditor's Office was conducted. Nine vacant parcels in the area were found. John Butterworth recommended acquiring these nine parcels through the no-bid process.

Kevin Baker made a motion for the CLRA to make a \$10-bid on each no-bid parcel. The motion of was seconded by Dan Vriendt and adopted upon a voice vote.

Mr. Loftus, present at the meeting, indicated his mother-in-law owns a vacant lot in the area, and, if the property were to go on the market, having no access would impact the ability to sale. Mr. Loftus also indicated his mother-in-law is interested in selling her property to the CLRA if they are interested.

John is going to research the properties for possible liens for the city and report on it at next month's meeting.

Before making a bid, the CLRA will first contact the landowners to find out if they would be willing to donate their property.

Developer's Roundtable

The schedule for the roundtable needs to be drafted. Tentatively dates are October 7th, 13th or 14th, 2021, beginning at 6:00 pm.

Fall Public Input Session

Discussion of having Fall Public Input Session back-to-back with Developer's Roundtable.

Upcoming Agenda Items

Revisit bylaw discussion.

Adjournment

Kevin Baker moved to adjourn until September 14, 2021 at 2:00 pm. The motion was adopted upon a voice vote.