

Charleston Land Reuse Agency
August 9, 2022 2:00 pm
Meeting Minutes

Board Members

Chris Campbell, Chair	Citizen Member
Marylin McKeown, Vice Chair	Citizen Member
Kevin Baker	City Attorney
Emmett Pepper	Council Member

Ex-Officio Members

Tony Harmon	Building Commissioner
Dan Vriendt	Planning Director
Andy Backus	MOECD Director

Staff Present

John Butterworth

Others Present

1. Welcome and silent roll call

2. Adoption of Minutes from July 12, 2022 meeting

The July 12, 2022 minutes were not prepared in time for the August 9, 2022 meeting. They will be available for review by the next meeting.

3. Public Comment

Mr. Campbell offered the opportunity for public comment.

4. Reports of Treasurer, Vice Chair, Chair

The Treasurer is on vacation. No treasurer's report was available.

John Butterworth reported that the deed fees in excess of \$3,000.00 has been submitted to the State Auditor's Office.

The Vice Chair offered no report.

The Chair offered no report.

2. Report of Redevelopment / Conservation Division

John Butterworth reported that the chair signed and John passed along to Kevin the deed acquiring property on 985 Amity Drive. There was a meeting with the owner two weeks ago and the owners agreed to the terms that the LRA proposed. The deed will be recorded soon and ownership of the property will be transferred.

By acquiring and demolishing this property, the city will reduce liability of servicing roads where slippage is present and maintaining infrastructure.

Kevin stated that once the deeds are completed for the tax sales, it would be advantageous to reach out in an effort to find out who owns these properties. John Butterworth mentioned that there are a few other properties in private ownership. The properties aren't tax delinquent.

John Butterworth noted that they are looking to acquire a property that is near Tower Farm.

3. Unfinished Business

2020 Tax Sale

Kevin Baker said that deeds were received in May for the properties acquired through the tax sale. Kevin mentioned that he had not seen a report of all the properties acquired through the 2020 tax sale. John Butterworth said he would have a report on the acquired 2020 tax sale properties for the next LRA meeting. It will be October 1 before John knows that these purchases are finalized or whether the LRA will have to transfer the property to the abutting property owner.

Potential Acquisition of Multiple Lots

No update. Kevin said he reached back out to them yesterday but did not get a definitive response.

WVSAO Tax Sale

John Butterworth indicated that deeds were submitted for approximately 30 properties. Those should be forthcoming. As the deeds are returned, he will work on capturing these properties in a report similar to the ones from the 2020 tax sale. John is expecting 50 properties +/- in their inventory. He suggested that it would be a good idea to have a small committee to evaluate the original bucket it was put in and see if that still makes sense and make a determination on whether these properties fall into redevelopment or conservation.

John indicated there are a total of 97 liens. Kevin asked John if he knew how many deeds they are expecting to receive from the 97 properties, as well the acquisition stage of the process. John said there were less than five redemptions. There were approximately 54 they had to work with an outside attorney's office for more detailed service information. There are approximately 30 that the LRA applied for deeds. Depending on the outcome of the next round of service, it may be necessary to advertisement.

Kevin asked John if there was a fee involved when he approached outside attorneys for additional service information. John said there was a fee involved and it was below the amount of money authorized by the LRA. Advertisement fees are \$268 each. John indicated he would have to approach the LRA to authorize additional expenditure.

2021 Sheriff Tax Sale

John Butterworth had no update.

Jones Woodland Trail Project

At the last meeting it was reported that project is up for bid.

Kevin Baker reported on behalf of the City Manager's Office that GAI has been hired to do the bidding and all aspects of project management. Kevin was of the opinion that they are working to finalize the specs now. There is a representative from the McLunkin family that is on the committee. It is expected to go out to bid in September, with the expectation the project will be completed this fall or early next year. The parking pad will come after the trails and the city may end up doing that inhouse. Kevin doesn't see that it will require further work by the CLRA.

Chris asked that the Jones Woodland Project be carried on as an item on the agenda and get an update from Jonathan at the next meeting to see if anything else is needed from the CLRA. If nothing further is needed from the CLRA, Jones Woodland Trail Project can be removed from the agenda.

Donation Request – 7th Avenue Church of God

John Butterworth reported there was no update.

CLRA Long-Range Planning

The subcommittee is scheduled to meet next Wednesday at 10:00 am.

Vacant Structure Ordinance

The chair moved to close this item, but with the understanding that it be addressed at future meetings on an as-need basis.

739 Central Avenue

Dave Potters created a liability waiver for Coalfield Development request to remove mold and asbestos. John had not heard back from Coalfield Development. John will follow up on this matter.

Kevin was absent at the last meeting but he drafted a contract and deed and deed of trust to represent the amount that the CLRA had in the property but not the amount that the city had in project.

Public Right of Ways – Hope Cemetery

Kevin stated City Council authorized the transfer of the property. Attorney Marc Slotnick is working with one of the residents to clarify their deed and he has offered his services for free. Attorney Slotnick has already approved the deeds from the CLRA to the city and he may also end up doing a more detailed map for his purposes and may approach the city for a contribution toward the map cost.

The cemetery is owned by an individual who lives in FL. The owner does not maintain the cemetery. It would be ideal for a church to take over the upkeep of the cemetery.

Wertz Avenue – Riverview School

John Butterworth presented the public input report. Most of the responses came from the chalkboard and door-to-door efforts, not so much the online survey. The community wishes to continue using the school building as a place of recreation and for the community to gather.

Potential Donation of 1898 Sugar Creek Drive

John Butterworth discussed with adjacent landowners about the possibility of taking ownership of this property and enlarging their backyards. The consensus is yes.

John had a conversation with the owner two weeks ago and explained to him that he would be doing door knocking and trying to get an assessment of how the neighbors felt. Kevin asked John if he approached the owner about paying for any of the demolition. John said that was not part of his conversation. Kevin suggested that the owner be told the LRA would accept it if the owner was willing to pay for the demolition of the building.

Chris said that he worries about the city continuing to take on these demolitions for nothing.

John asked for something in writing to provide to the owner.

Marilyn McKeown emphasized that this conversation was important, as this situation would continue to present itself.

Tony said the Building Department has been cutting the grass at this location for the past two years.

Recycling Center Prospects

John said that he has updated the prospect sheet with additional sites that have been raised by a potential recycling partner.

Discussion

John had a meeting of the Abandoned Properties Coalition, a group that has helped to advocate reuse at the legislature. The group did vote authorize the land reuse team to advocate on

behalf of the APC regarding the first refusal granted by through tax sales and LRA's being excluded from the process.

Adjournment

The motion was made and approved by voice vote to adjourn the meeting. The next CLRA meeting would be August 9, 2022.