

Charleston Land Reuse Agency
August 12, 2025 - 2:00 pm
City Hall – AV Room
Meeting Minutes

Board Members

Chris Campbell, Chair	Citizen Member
Marylin McKeown, Vice Chair	Citizen Member
Ben Mishoe, Treasurer	City Manager
Emmett Pepper, Secretary	Council Member
Amy Shuler Goodwin	Mayor
John Gianola	Council Member
Clifton Clark	Citizen Member

Ex-Officio Members

Kevin Baker	City Attorney
Andy Backus	MOECD Director
Dan Vriendt	Planning Director
Bill Smith	Building Commissioner

Staff Present

Khrista Messinger
Leif Olson

Others Present

1. Welcome and silent roll call

Chris Campbell called the meeting to order.

A quorum of members was present.

2. Adoption of the June meeting

Motion was made by Mr. Gianola to adopt the July 16, 2025 minutes as presented. The motion was seconded by Mr. Clark. Adoption of the minutes was approved.

3. Public Comment

None.

4. Reports of Treasurer, Vice Chair, Chair

Treasurer's Report

The chair postponed the Treasurer's Report pending his arrival.

Vice Chair Report

Ms. McKeown reported that earlier that morning she volunteered with Rebuilding Together Charleston in interior demolition for a home that is under renovation by that group and RCCR. She expressed gratitude that the city assisted by providing a truck to haul away construction debris.

Mr. Butterworth asked what address this work was happening at. Ms. McKeown reported that it was at 1008 Grant Street.

Chair Report

No Report.

Staff Report

Ms. Messinger reported on progress delinquent tax sale liens outstanding. Eight deeds have been received from the April, 2024 auction. Pending deeds that are expected very soon include 5 side-lot properties that the adjacent owners have been waiting more than a year now for progress. This is a great development and will greatly assist these residents. She further reported on Notice of Process efforts on other outstanding liens.

Mr. Butterworth also reported that the outside counsel preparing the Notice of Process documents for the April, 2025 auction properties is on track to complete this work and CLRA staff are preparing to submit this information along with required payments in the next week.

Discussion occurred.

Ms. Mesinger and Mr. Butterworth reported on the work occurring at 600 Main Street and 113 Judith Drive.

Mr. Butterworth reported on an open house event hosted by RCCR

Treasurer's Report

Mr. Mishoe shared a financial report with a current balance \$46,598.00

Discussion occurred.

Mr. Mishoe strongly encouraged processing APRA funds reimbursement prior to the next meeting.

Mr. Vriendt asked what monthly operation expenses were averaging. Mr. Butterworth said property maintenance in the summer months was about \$4,000 to \$5,000 along with the Coordinator salary and benefits.

Ms. Goodwin added that she had recently met with Council members from the West Side and that a major point of concern was property maintenance and high grass. Discussion regarding how to reduce response time for addressing lawn maintenance occurred.

Further discussion occurred.

Report of the Finance Committee

No report.

Report of the Stakeholder Input Committee

No report.

Report of the Property Evaluation Committee

Mr. Butterworth reported the committee met to discuss a second round of the New Construction Incentive Program. Current ideas being vetted are formalizing the application process to a more structured review that evaluates the merit of each proposal not just a first-come-first-serve strategy. The committee will be meeting again to review feedback from program participants and to hammer out details for consideration by the board.

Discussion occurred.

Vacant Structure Ordinance Report

Mr. Vriendt offered an updated report including 507 properties within the city.

He further reported that staff are investigating billing and invoicing software solutions to better implement the ordinance.

Discussion occurred.

5. Unfinished Business

Donation Request: 1424 Kanawha Blvd E.

Mr. Smith reported that the property owner paid the demolition contractor directly and the City did not pay for demolition.

Discussion occurred.

Motion was made by Mr. Clark moved to accept the donation. Mr. Gianola seconded the motion.

Discussion occurred.

The motion was adopted.

6. New Business

New Construction Incentive Program Phase II

Ms. Butterworth asked that, pending the work of the Property Evaluation committee, the item be laid over until the next meeting.

Home-Ownership Property Renovation Program Rules

Ms. Butterworth asked that, pending the work of the Property Evaluation committee, the item be laid over until the next meeting.

Discussion occurred.

Mr. Campbell asked for staff to work to schedule a public input and developer roundtable meeting in October.

Discussion occurred.

The meeting adjourned.