



CITY OF CHARLESTON WEST VIRGINIA

COUNCIL MEMBER – 13TH WARD



Larry Moore
501 Virginia St. E.
Charleston, WV 25301
304.989-6792
larry.moore@cityofcharleston.org

Urban Renewal and Economic Development, Chair
Finance Committee
Parking Committee

TO: Urban Renewal and Economic Development Committee
FROM: Larry Moore, Chair
RE: Committee Meeting

**AV Room #308
City Hall
501 Virginia St E
Charleston, WV 25301**

There will be a Committee meeting of Urban Renewal and Economic Development on July 20, 2026 at 6:00 PM.

Agenda

APPROVAL OF PREVIOUS MINUTES

1. 12-20-2023

RESOLUTIONS

1. Resolution No. 26-084 - Authorizing Charleston Urban Renewal Authority to develop and implement a workable plan of action for elimination, prevention, or spread of deteriorating conditions and blight, and for conservation and rehabilitation within a certain area of the East End Community.

DISCUSSION

1. Status of CLRA New Construction Initiatives: Holler Brothers LLC Project (3rd Avenue)

LM/ns

***Meetings may be recorded and broadcast via internet <https://charlestonwv.civicclerk.com>**

MINUTES

URBAN RENEWAL AND ECONOMIC DEVELOPMENT COMMITTEE MEETING

6:00 P. M., DECEMBER 20, 2023

AV ROOM

Larry Moore, Chair, called the meeting of the Charleston City Council Committee on Urban Renewal and Economic Development to order at 6:00 p.m., December 20, 2023, in the AV Room in City Hall.

Committee Members Present:

Larry Moore, Chair
Chuck Overstreet, Vice Chair
Michael Ferrell (over Zoom)

Committee Members Absent:

Bruce King
Jeanine Faegre
Shannon Snodgrass
Joe Solomon

Other Councilmember Present:

The Chair determined that there was not a quorum present.

1. Approval of Previous Minutes –

The previous minutes will be approved at the next meeting when there is a quorum present.

2. Implementation of new plans for the West Side and other neighborhoods -

Councilmember Moore added that he was aware of Healthy West Virginia, West Side Together and CURA as groups that had various development plans for the West Side. Councilmember Ferrell added that he had attended a meeting with a bank that was possibly going to invest through a local church, but he has not heard anything since that meeting. Councilmember Pharr would be a point of contact for that. Chief of Staff, Matt Sutton, added that the group is called West Virginia Accelerates which pick communities throughout the State. They help a community focus on a key issue, and have focused a lot on business coaching and development. Councilmember Moore added that a lot of groups seem interested, but they never hear from them again, and wanted to have more follow-ups and communications with them. Sutton added that it was key to focus specific projects as opposed to having a broad scope. Councilmember Overstreet added that the Brownfields group did make it known that they had available funds for particular sites. Councilmember Moore added that he attended a meeting about reusable jobs that seemed promising.

3. Seeking help for small businesses and local entrepreneurs in the urban setting –

Councilmember Moore added that he has spoken to the Administration about bringing back the City grants.

Councilmember Moore added that he has heard from several people in his Ward who are just outside of the tax credit zone who would like to take advantage of that. Planning Director, Dan Vriendt, added that very few people take advantage of the historic tax credits because it requires such building to be renovated in a historically accurate way. They find it often costs more money than the tax credits are worth. Sutton agreed that it was very complicated. Councilmember Moore added that it would be good to have more public education about historic districts and tax credits to prevent misconceptions.

Sutton added that the City does intend to bring back the Small Business Grants, most likely in the first quarter of 2024 with some changes. Urban Works also has a façade grant program with CURA. The County also has a small business grant program.

Councilmember Ferrell added with Councilmember Moore that the West Side needed a vibrant change. He added that they needed to ask what would bring someone to a Ward on the West Side (Ward 6, for example). Currently, there isn't much. Councilmember Ferrell then asked what is currently being brought to these areas (not much concerning businesses). Councilmember Ferrell added that it seemed systematic to lower the property value. He added that the only new construction on the West Side is for low-income housing.

Councilmember Ferrell asked if there would be any incentive to give a restructured B&O tax to a small business who was awarded one of the previously mentioned grants or for

underserved areas. He suggested a staggered B&O for new, small businesses in certain areas. Councilmember Overstreet added that there is no hub, like a hospital, on the West Side. Vriendt added that there is a country-wide problem in that no one is building affordable, middle-income housing. There is more profit and tax credits for low-income housing. Vriendt added that the CLRA has been purchasing a lot of tax-delinquent properties to focus on that middle-income housing gap. They are also looking at ways to incentivize and subsidize affordable housing development. Councilmember Ferrell added that tiny housing was attractive to young, working professionals and students.

Councilmember Overstreet motioned to adjourn the meeting.

Meeting adjourned.

Resolution No. _____

Introduced in Council:

Adopted by Council:

July 20, 2026

Introduced by:

Referred to:

Larry Moore

Urban Renewal

1 **Resolution No. 26-084** - Declaring a need and authorizing Charleston Urban
2 Renewal Authority to develop and implement a workable plan of action for
3 elimination, prevention, or spread of deteriorated or deteriorating conditions and
4 blight, and for conservation and rehabilitation within a certain area of the East
5 End Community, pursuant to the provisions of Chapter 16, Article 18 of the Code
6 of West Virginia.

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8 **WHEREAS**, Chapter 16, Article 18, Section 29 of the Code of West Virginia
9 authorized the governing body of the community, or such public officer or public
10 body as it may designate, to prepare a workable program, which may include an
11 official plan of action, for the establishment and preservation of a well-planned
12 community with well-organized residential neighborhoods of decent homes and
13 suitable living environment for adequate family life, for utilizing appropriate
14 private and public resources to eliminate and prevent the development or spread
15 of deterioration or blight, to encourage needed urban rehabilitation, to provide for
16 the redevelopment of deteriorated or blighted areas, and for the undertaking of
17 feasible activities to achieve the objectives of such a program;

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19 **WHEREAS**, Chapter 16, Article 18, Section 25, of the Code of West Virginia
20 specifically provides that urban renewal projects may include undertakings and
21 activities for the elimination of deteriorated or deteriorating or blighted areas, or
22 to otherwise prevent an area from becoming deteriorated or blighted;

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24 **WHEREAS**, Chapter 16, Article 18, Section 27, of the Code of West Virginia
25 eliminates the requirement of Chapter 16, Article 18, Section 4, of the Code of
26 West Virginia, that an area must first be declared “blighted” before authorizing an
27 urban renewal authority to exercise powers, function and duties permitted under
28 said Article, and additionally amends and redefines the terms “slum” and
29 “blighted” as used throughout the Article to also mean and include deteriorated or
30 deteriorating areas for the purpose of urban renewal plans and projects;

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32 **WHEREAS**, City Council is cognizant of certain factors that warrant a plan of
33 action and exercise of the powers, function, and duties of the Charleston Urban

Renewal Authority for the elimination, prevention, and spread of deteriorated or deteriorating conditions or blight and to otherwise implement conservation and rehabilitation with respect to the area so designated herein;

WHEREAS, the area addressed by this resolution is located within the Boundaries of the former East End Community Renewal Plan, enacted in December 2005, as amended through April 2, 2016, which Plan declared the area within the Boundaries thereof as being in need of a workable plan of action for the elimination, prevention or spread of deteriorating conditions, slum or blight, which, as to the area designated by this resolution, was not accomplished prior to the expiration of said former Plan on January 1, 2025, and the area subject to this resolution remains in need of a workable plan of action for the elimination, prevention or spread of deteriorating conditions, slum or blight and continue to be in need of a plan for the redevelopment of deteriorated or blighted areas;

Now, therefore, be it Resolved by the Council of the City of Charleston, West Virginia:

1. That the City Council hereby finds and declares that the requisite conditions exist to make it necessary; in the interest of the public health, safety, morals or welfare of the residents of that certain area of the Community shown in Exhibit 1A attached hereto, to designate and authorize the Charleston Urban Renewal Authority to develop a workable plan and project for implementing action as contemplated and authorized by Chapter 16, Article 18, of the Code of West Virginia for said Area as may be necessary for the elimination, prevention, or spread of deteriorated or deteriorating conditions or blight within the Community of said Area and for the conservation and rehabilitation of the Community within said Area.

2. In the course of developing a workable plan the Charleston Urban Renewal Authority shall endeavor to involve as many residents and business owners of the Community shown in Exhibit 1A as possible by using the following methods to encourage participation:

- a. Direct contact with as many businesses as possible;
- b. Public announcements in both the newspaper and radio as available;
- c. Attempt to engage operators of businesses where folks typically congregate (i.e. convenience stores, barber shops, bars) to assist in publicizing planning events;
- d. Contact the local landlord association and enlist their assistance in having tenants participate in planning events;

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- e. Contact and participate in meetings held by the East End Neighborhood Association.

3. Most of the planning events shall be held in the Community shown on Exhibit 1A.

4. City Council shall not approve any urban renewal plan that proposes giving the Charleston Urban Renewal Authority the power of eminent domain over any residence that is occupied by the same individuals who are the owners as shown in the real estate records maintained by the Office of the Clerk of Kanawha County, West Virginia at the time the plan is adopted or amended.