

Charleston Land Reuse Agency

February 9, 2021 2:00 pm

Meeting Held Via Zoom Meeting

Meeting Minutes

Board Members

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

Ex-Officio Members

Dan Vriendt	Planning Department Director
Tony Harmon	Building Commission MOECD Director

1. Welcome and silent roll call

All members being present, Chairman Baker recognized the presence of a quorum and called the meeting to order. Also, in attendance were City Planner John Butterworth and Chief of Staff to the Mayor, Matt Sutton.

2. Adoption of Minutes from January 12, meeting

Chris Campbell moved the adoption of the minutes from the January 12, 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.

4. Reports of Treasurer, Vice Chair, Chair

Jonathan Storage offered a report from the Treasurer at which time it was indicated that since the last meeting the CLRA had received revenues totaling \$468.56 of which \$41.28 was from interest earned and \$427.28 was from redeemed property. During this same period there were \$0 in expenditures from the fund leaving a balance of \$243,624.82.

5. Report of Redevelopment Division

There was none.

6. Report of Conservation Division

There was none.

7. Unfinished Business

2019 County Tax Sale properties

Chairman Baker indicated that a check for just over \$2,000 had been received for the redemption of the property at 924 2nd St. and that it would be deposited into the CLRA fund soon.

Chairman Baker gave an update on the two remaining parcels from the 2019 tax sale – 808 Hendrix Avenue and a property on Thompson and Lewis Streets. After a brief discussion it was decided that the CLRA was not interested in purchasing the house at 808 Hendrix Avenue, and that no additional action would be taken at this time.

2020 County Tax Sale properties

Chairman Baker recognized John Butterworth to discuss the purchase of tax liens at the 2020 tax sale. It was indicated that mailings had been sent to property owners at the addresses of record, but that approximately half of the mailings had been returned as undeliverable. Mailings attempted to stress that the CLRA is not interested in acquiring owner occupied properties, but would rather be willing to work with owners to resolve any issues, and also that the CLRA would consider any donations of property if owners did not intend to redeem.

Bids on Property at WV State Auditor's Office

Chairman Baker offered an update at which time it was indicated that the process server was unable to serve notice to the owner of the property adjacent to Cato Park. The CLRA may have to resort to publication and posting on the property to provide notice as was done with the two other properties purchased from the state auditor. These postings and publications have been completed and it is anticipated that the CLRA will hear something about these two properties in the near future. Chairman Baker acknowledged that the CLRA had previously approved the use of CLRA funds to perfect notices and that no additional action was necessary at this time.

30th Street and 2nd Avenue

Chairman Baker reminded the CLRA that the EOI on the property had been published after the last meeting. At least one entity, RCCR, plans to submit a proposal to build a house on the property.

1726 Kemp Avenue

John Butterworth discussed efforts to contact Mr. Dean (the previous owner) regarding a contract to allow him access to the property to retrieve certain items. Kevin Baker offered his office as a contact for Mr. Dean or his attorney.

739 Central Avenue EOI

Chairman Baker indicated that the EOI will soon close, but that no proposals had yet been received. An open house was held. Despite no in-person visits at the open house, some had viewed the video tour online. Efforts are ongoing to publicize the property and the EOI.

A discussion was had regarding the review of proposals received. EOI review groups were established as follows:

- 30th & 2nd - Chris Campbell, Jonathan Storage, Will Laird, Dan Vriendt, Mayor Goodwin, and Tony Harmon
- 739 Central Avenue – Chris Campbell, Marylin McKeown, Kevin Baker, Ben Adams, and Tony Harmon

John Butterworth will help with scheduling and coordinating the review process.

8. New Business

Developer Roundtable Follow-up

Chairman Baker initiated a conversation to debrief the developer roundtable meeting held on January 13th at 7:00 pm.

John Butterworth reviewed the results of a survey shared with developers. So far six survey responses have been received and efforts are ongoing to solicit additional responses. The initial results indicate that the majority of developers do “single family rehab” which is good to preserve neighborhoods. Barriers to development include land availability, construction costs, public safety and neighborhood perception. It was indicated that the CLRA would receive a summary of survey results once completed and closed.

Additional discussions were had regarding the importance of relationships with partner organizations; the possibility of market tracking; and the difficulties of the virtual format.

2021 Vacant Property Leadership Institute John Butterworth briefed the CLRA on an upcoming Vacant Property Leadership Institute training. A discussion was had regarding the value of the training and the optimum people to send from Charleston. Additional discussion was had regarding the inclusion of and coordination with other cities in WV. Will Laird moved to authorize John Butterworth to draft a letter of interest and then follow-up with the Mayor’s Office to coordinate details and efforts with other cities. The motion was adopted upon a voice vote.

9. Adjournment

Councilmember Adams moved to adjourn until March 9th at 2:00 pm. The motion was adopted upon a voice vote.