

Charleston Land Reuse Agency

April 13, 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
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

All members being present with the exception of Will Laird, Jonathan Storage, Mayor Goodwin, and Tony Harmon who arrived shortly thereafter, 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 March 9, 2021, meeting

Chairman Baker informed the board that a miscommunication left Will Laird unable to produce the minutes from the March meeting prior to this meeting, but that the minutes for both March and April would be available for the May meeting of the CLRA.

3. Public Comment

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

4. Reports of Treasurer, Vice Chair, Chair

Chairman Baker reviewed the treasurer's report submitted by Jonathan Storage at which time it was indicated that there had been revenue in the amount of \$39.69 from interest earned on the balance of the fund; and \$85.50 in expenditures to further the processing of acquiring properties from the State Auditor's Office.

5. Report of Redevelopment Division

There was none.

6. Report of Conservation Division

John Butterworth was recognized to give an update on the Jones property.

7. Unfinished Business

2019 County Tax Sale properties

Chairman Baker informed the CLRA that there are 3 properties the CLRA bid on that were not redeemed. Two of the properties are vacant lots adjacent to each other on the corner of Lewis and Thompson Streets on the East End. The CLRA will move forward to get the tax deeds on these properties. The third property is on the West Side Hill and does include a structure. The CLRA is exploring conveying the third property to RCCR for a price equivalent to the CLRA's expenses in acquiring the property.

2020 County Tax Sale properties

Chairman Baker advised the CLRA that there were no updates since the last meeting.

Bids on Property at WV State Auditor's Office

Chairman Baker advised the CLRA that there were no updates since the last meeting.

739 Central Avenue

Chairman Baker reminded the CLRA that no proposals were submitted during the EOI period. Chris Campbell informed the CLRA of his intention to reach out to developers to ascertain information as to why no proposals were submitted.

John Butterworth advised the CLRA of ongoing discussions with the Appalachian Service Project and MOECD, as well as discussions with Health Right. Additional discussions were had regarding the potential use of American Rescue Plan funds to help the CLRA rehabilitate this property.

1726 Kemp Avenue

Chairman Baker indicated that the previous owner still has not removed his items from the property. It is the CLRA's intent to move forward to quiet title.

8. New Business

30th Street and 2nd Avenue

Chairman Baker advised the CLRA that there were two responses to the EOI.

Chris Campbell was recognized to offer a report from the EOI review subcommittee. The CLRA was informed that responses were received from RCCR, and from a Mr. Terry Jones, a resident of 30th St. West. An overview of each proposal was offered. Chris Campbell further informed the CLRA that the subcommittee conducted individual interviews with both parties on April 7th. Chris Campbell informed the CLRA of the subcommittee's findings and recommendations including the

overall scoring of the proposals at which time it was indicated that the subcommittee awarded a score of 90 to the proposal from RCCR, and a score of 55 to the proposal from Mr. Jones. Chris Campbell shared with the CLRA Board the recommendation from the subcommittee that the CLRA move forward with discussions with RCCR for this project. It was further suggested that project timelines need to be worked out before a final agreement is reached. Additionally, the CLRA needs to workout specifics about items to be satisfied prior to conveyance of the property to RCCR.

Marylin McKeown expressed a desire to further partner with neighbors wishing to improve their own neighborhoods. John Butterworth shared that this was a conversation had by the subcommittee and that it would be important to have ongoing discussions and provide clear guidance to such individuals to help level the playing field for them to better compete with entities like RCCR. Chris Campbell reiterated the desire to look at how to better help individuals, but that the proposal from RCCR was strong and will benefit the neighborhood.

Chairman Baker indicated intent to initiate discussions with RCCR regarding the terms of the agreement based on the proposal.

Grass Cutting quote

Chairman Baker reminded the Board that in the past the CLRA has used the Building Commission's contractor that cuts lots when the weeds get excessively high. The Board has previously discussed a desire to be better neighbors with more regular property maintenance. Chairman Baker indicated that any lots currently requiring maintenance would be addressed in this traditional manner, and that a proposal for a more regular process would be brought before the board at a future meeting.

Sale offer of multiple lots

Chairman Baker reminded the CLRA of the proposal discussed at the previous meeting and further indicated that additional options are being discussed and explored. Chairman Baker suggested that more information may be available at the next meeting of the CLRA.

1st Public Input Session for 2021

Chairman Baker reminded the CLRA that the bylaws require two public input sessions each year. It was discussed that it would be the desire of the CLRA to hold the 2021 sessions in-person. It was determined that in-person meetings in the spring and the fall would be desirable with Haddad Park as a potential venue. Chairman Baker indicated that a doodle poll would be circulated to determine the best dates and times.

Stakeholder Input Policy

Chairman Baker indicated that a draft of a "Stakeholder Input Policy" would be shared with CLRA members following the meeting.

Chairman Baker recognized John Butterworth to discuss cleanup events across the city in the spring.

Marylin McKeown asked about staffing for the city planning department that would allow for a staffer to be dedicated to the work of the CLRA. Dan Vriendt offered additional insight into the proposal, indicating that the current thought would be that John Butterworth would be able to

focus more on the CLRA and that staff would be able to assist with keeping the minutes for the CLRA.

Additional discussion was had regarding the possibility of returning the meetings to in-person. Councilmember Adams expressed support for returning to in-person meetings.

9. Adjournment

Chris Campbell moved to adjourn until May 11th at 2:00 pm. The motion was adopted upon a voice vote.