

**AGENDA FOR AN URA MEETING
TUESDAY, APRIL 18, 2017, IMMEDIATELY
FOLLOWING CITY COUNCIL, WHICH IS
SCHEDULED FOR 7:30 PM, SECOND FLOOR
MUNICIPAL BUILDING**

- I. **CALL TO ORDER – Councilman Mike Reynolds, Chairman**
- II. **ROLL CALL**
- III. **MINUTES – meeting held January 24, 2017**
- IV. **RESOLUTIONS**
 - 1. **Resolution authorizing Chairman Mike Reynolds to execute a loan modification agreement with the WV Housing Development Fund concerning two low-interest housing demolition loans not to exceed \$500,000.00.**
 - 2. **Resolution that the Urban Renewal Authority authorizes the City of Parkersburg to manage all brownfield related activities regarding the property at 19th and Keever Streets and the development of a multiuse trail on a portion of said property along the Ohio River.**
- V. **ADJOURNMENT**

CASTO & HARRIS, INC., SPENCER, WV RE-OPEN NO. 12275-13

The Council of the City of Parkersburg, acting in their legal capacity as the Urban Renewal Authority of the City of Parkersburg, met Tuesday, January 24, 2017 at 8:30 PM following City Council. The meeting was called to order by its' chairman, Councilman Mike Reynolds, who presided over the meeting.

The clerk noted the attendance and those present included Councilmen Dave McCrady, Sharon Kuhl, Bob Mercer, Eric Barber, John Reed, Zach Stanley, Jeff Fox, and Mike Reynolds.

MINUTES – Mr. Carpenter moved, seconded by Mr. Mercer, to approve the minutes from the meeting held October 25, 2016, and the motion was adopted by unanimous vote.

Development Director, Rickie Yeager, gave the Authority staff reports for their review, and had previously distributed their rules and guidelines, including state code sections.

APPLICATION TO DONATE property at 1100 Swann Street: Mr. Yeager explained that the minimum square footage for a lot is 5,000, and the property at 1100 Swann is 2,100 square feet. If URA wanted to accept it, it is under the condition that there be a clear title for \$250.00.

Mr. Reed asked what the benefit was to the City to accept this property. Mr. Yeager stated that it would cost \$12,000.00 to demolish it, and the lot is worth less than that. If the property has the potential to be redeveloped, it could be considered, but the lot is too small. We could make it available for sale and maybe the adjoining property owners would purchase it. The City would be responsible for mowing a vacant lot.

The square footage should be considered, Chairman Reynolds stated. Sometimes the owner does not want to demolish the house and we take it and demolish it, then we have a lot you cannot rebuild on. Code Enforcement Director, Gary Moss, said there is a lot behind this property that is also owned by Mr. Wells, but that is not part of this proposal.

URA attorney, Rob Tebay, told them that within a year and a day, someone could build on the same footprint. Mr. Moss said the house is coming down and after that, it would be Mr. Wells' responsibility for the grass and weeds. Mr. Tebay said we would have a lien on the property.

When Mr. Reed said again that he could not see a benefit to the citizens of Parkersburg, Mr. Barber the benefit to the City is to remove blight for the adjacent homes, and tearing them down is a benefit to the citizens and their best interest.

Mr. Tebay invited all members of the URA to the next Building Enforcement Agency meeting. That is the first place these properties come to the City for us to determine what will happen. Each one has to be looked at, he said, and there are due processes we have to go through. When you take a property or have a lien, it slows the process. A demolition lien is only for the property. The problem is even if the URA or the City gets the property, they are still subject to taxes. The longer we own it we pay taxes in order to save a demolition lien, if this is where we want to clean up a neighborhood. It will cost the same whether we own it or not, Mr. Tebay said.

If the City is responsible for maintenance, Mr. Reed said he does not see the advantage.

Mr. Fox asked if we could make a community garden out of the vacant lots, and Mr. Yeager said that had been done twice before by the Master Gardeners Association.

There was no action taken on this property.

APPLICATION TO DONATE property at 911 15th Street: Mr. Yeager said the lot was 4,100 square feet with no liens and no title opinion yet.

This lot is different, Mr. Fox stated, as it is vacant, and he asked if we could remove the trees. Mr. Yeager said it would be up to City crews. Mr. Reed asked why Mr. Wells wanted to donate this lot, and Mr. Yeager said he was on the vacant property registration list. It is Mr. Wells' responsibility and the City sends him grass and weeds bills.

Mr. Carpenter said there may be a nearby church that may want to buy it. Mr. Moss said the property is in an estate, and if we don't take it, Mr. Wells is responsible. We have mowed the lot for years, and billed him, but we haven't been paid. The City mows approximately 300 vacant lots.

MOTION – Mr. Carpenter moved, seconded by Mr. Mercer, to accept the property pending a title opinion.

Mr. Yeager said he thought the property had redevelopment potential with a variance.

VOTE – the motion was adopted by majority vote with all members voting "yes" with the exception of Mr. Barber, Mr. Reed, and Mr. Stanley, who voted "no".

800 Hillcrest Street: Mr. Barber said he looked at this property and thinks it would be prime for building another house. Other homes around it are well kept, he said. Mr. McCrady said there are some new windows, and it has a nice flat lot.

MOTION – Mr. McCrady moved, seconded by Mr. Barber, to proceed with demolition and place a lien on the property at 800 Hillcrest Street, and the motion was adopted by unanimous vote.

524 West Virginia Avenue: Mr. Yeager and Mr. Moss explained past problems with this property.

MOTION – Ms. Kuhl moved, seconded by Mr. Fox, to demolish the property and place a lien, and get a title opinion on this property, and the motion was adopted by unanimous vote.

The meeting adjourned at 9:05 PM.

Carrie Spitzer

City Clerk

Chairman, URA

**A RESOLUTION AUTHORIZING CHAIRMAN MIKE REYNOLDS TO EXECUTE A
LOAN MODIFICATION AGREEMENT WITH THE WEST VIRGINIA HOUSING
DEVELOPMENT FUND REGARDING THE CITY'S DEMOLITION PROGRAM**

WHEREAS, vacant and/or blighted property constitute a health and safety risk to area neighborhoods, and

WHEREAS, the Urban Renewal Authority of the City of Parkersburg, in conjunction with the City of Parkersburg applied for and received two low-interest loans, not to exceed \$500,000, and

WHEREAS, the URA's ability to utilize these loan funds will cease on May 6, 2017, and

WHEREAS, the WVHDF is amenable to modifying URA's loan agreement in the following manner under Article II: The Loans 2.2.1(a):

1. Repayment of the loan may commence after the balance of the First Note is drawn down.
2. The remaining Loan proceeds must be drawn down by December 31, 2017.
3. The First Note shall be due and payable in full on December 31, 2020. Borrower may prepay the loan at any time with no penalty.
4. The interest rate for the new loan terms would be as follows:
 - a. Year 1-2 (2018 and 2019): 1% interest
 - b. Year 3 (2020): 3% interest

WHEREAS, said modification would allow the City and URA to continue to utilize demolition program funds with no adverse impacts

NOW, THEREFORE BE IT RESOLVED, that Mike Reynolds, Chairman of the Urban Renewal Authority of the City of Parkersburg, is hereby authorized to execute a loan modification agreement with the West Virginia Housing Development in accordance with the aforementioned terms described herein under Article II: The Loans 2.2.1(a), and

THEREFORE BE IT FURTHER RESOLVED, the loan shall be repaid to the WVHDF by December 31, 2017 with revenues from the City's Demolition Fund.

Sponsors:

RESOLUTION AUTHORIZING THE CITY OF PARKERSBURG TO MANAGE ALL BROWNFIELDED RELATED ACTIVITIES REGARDING PROPERTY PURCHASED FROM THE PENNZOIL-QUAKER STATE COMPANY AND PROJECTS/ACTIVITIES RELATED TO THE DEVELOPMENT OF A MULTIUSE TRAIL ALONG THE OHIO RIVER

WHEREAS, the Urban Renewal Authority of the City of Parkersburg (PURA), in conjunction with the City of Parkersburg (City) purchased property at 19th and Keever Street from the Pennzoil-Quaker State Company to develop a multiuse trail along the Ohio River in 2013, and

WHEREAS, the City is working with the West Virginia Department of Transportation – Division of Highways to develop said trail, and

WHEREAS, property on the east (dry) side of the floodwall was to remain a natural wildlife preserve (green space) which benefited the City’s stormwater management plan per City Ordinance O-1453, and

WHEREAS, the City desires to enter the aforementioned property into the West Virginia Department of Environmental Protection’s Voluntary Remediation Program (WVDEP – VRP) for the purpose of securing a Certificate of Completion, and

WHEREAS, the City has hired a Licensed Remediation Specialist to assist staff through the VRP process,

NOW, THEREFORE BE IT RESOLVED that the Urban Renewal Authority of the City of Parkersburg hereby authorizes the City of Parkersburg to manage all brownfield related activities regarding the property at 19th and Keever Streets and the development of a multiuse trail on a portion of said property along the Ohio River.

Sponsors: