

Urban Renewal Authority of the City of Parkersburg Agenda

Date: October 11, 2016

Time: Immediately Following Parkersburg City Council Meeting at 7:30 p.m.

Location: City Council Chambers

1. Call to Order
2. Approval of Meeting Minutes from September 27, 2016
3. Public Hearing
4. New Business
 - A. Application to donate property located at 659 E. 8th Street (City Tax Map 81, Parcel 97). Applicant: Regis Jones
5. Old Business
 - A. Resubmission of an Application to donate property located at 1419 Covert Street (City Tax Map 70, Parcel 55). Applicant: Charles Hall
6. Any other Business
7. Adjournment

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

The Council of the City of Parkersburg, acting in their legal capacity as the Urban Renewal Authority of the City Parkersburg, met Tuesday, September 27, 2016 at 8:00 PM immediately following the City Council meeting that evening. They met in the Council Chambers on the second floor of the Municipal Building at One Government Square Parkersburg, WV 26101.

The meeting was called to order by Councilman Mike Reynolds, who presided over the meeting. Members attending included Councilmen Nancy Wilcox, Sharon Lynch, Roger Brown, Kim Coram, JR Carpenter, Warren Bigley, John Rockhold, Jim Reed, and Mike Reynolds.

MINUTES – Mr. Carpenter moved, seconded by Mr. Bigley, to approve the minutes from the meeting held August 9, 2016, and the motion was adopted by unanimous vote.

PUBLIC HEARING – at 8:01 PM, Chairman Reynolds declared a public hearing open to give citizens an opportunity to voice their opinion or concerns on the agenda items this evening. No one appeared, and the hearing was closed at 8:02 PM.

2210 Latrobe Street – the recommendation was to demolish 2210 Latrobe Street and file a judgment lien against the property owner, property owner's company and all other properties owned by said owner.

MOTION – Mr. Carpenter moved, seconded by Mr. Bigley, to table this item for 60 days, at the request of Development Director, Rickie Yeager, and the motion was adopted by unanimous vote.

1214 22nd Street and 1114 Williams Street:

MOTION – at the request of Mr. Yeager, Mr. Carpenter moved, seconded by Mr. Bigley, to combine these two properties and remove from the agenda this evening, as they have been issued permits, and the motion was adopted by unanimous vote.

800 Hillcrest Street – a resolution to acquire and demolish 800 Hillcrest Street by eminent domain for the public purpose of eliminating blighted conditions.

MOTION – Mr. Rockhold moved, seconded by Mr. Bigley, to adopt the resolution to acquire and demolish 800 Hillcrest Street by eminent domain for the public purpose of eliminating blighted conditions, and the motion was adopted by unanimous vote.

524 West Virginia Avenue:

MOTION – Mr. Rockhold moved, seconded by Mr. Bigley, to adopt the resolution to acquire and demolish 524 West Virginia Avenue by eminent domain for the public purpose of eliminating blighted conditions, and the motion was adopted by unanimous vote.

1006 17th Street, 1114 Swann Street, and 1007 7th Street:

MOTION – Ms. Wilcox moved, seconded by Mr. Brown, to combine the vote on these three properties to demolish them and place a lien on the properties, and the motion was adopted by unanimous vote.

1027 Mary Street, 422 12th Street, 1119 12th Street, and 1715 and 1715 ½ Staunton Avenue:

MOTION – Ms. Wilcox moved, seconded by Ms. Lynch, to combine these four resolutions reaffirming the acquisition and demolition by eminent domain for the public purpose of eliminating blighted conditions for these four properties, and the motion was adopted by unanimous vote.

Mr. Yeager reported that four houses have been demolished recently, and we will be going out for bid for more. There have been about 12 homes demolished by homeowners.

There was no other business to come before the Authority, and the meeting adjourned at 8:15 PM.

Corina Shapiro

City Clerk

Chairman, URA



Parkersburg Urban Renewal Authority Staff Report

Municipal Building | Council Chambers | October 11, 2016

Parkersburg Urban Renewal Authority

Chair

Mike Reynolds

Vice- Chair

Warren Bigley

Members

Nancy Wilcox
Sharon Lynch
Kim Coram
J.R. Carpenter
Roger Brown
John Rockhold
James Reed

Donation Property: 659 E. 8th Street (City Tax Map 81, Parcel 97)

OWNER: Regis Jones

BACKGROUND

The total area of the property is roughly 1,951 sq. ft. and consists of a two-story residential structure. The property is located in an R-4 Residential Zoning District. The property is currently on the Vacant Property Registration.



It is the policy of PURA that a property will not be accepted as a donation unless the following conditions are met. First, all City fees must be current with a \$0 (zero) balance. Second, the property must be free of liens, including a mortgage, utility lien, or judgement. Lastly, the property must be contributing to slum and blight.

CITY FEES (As of October 4th, 2016)

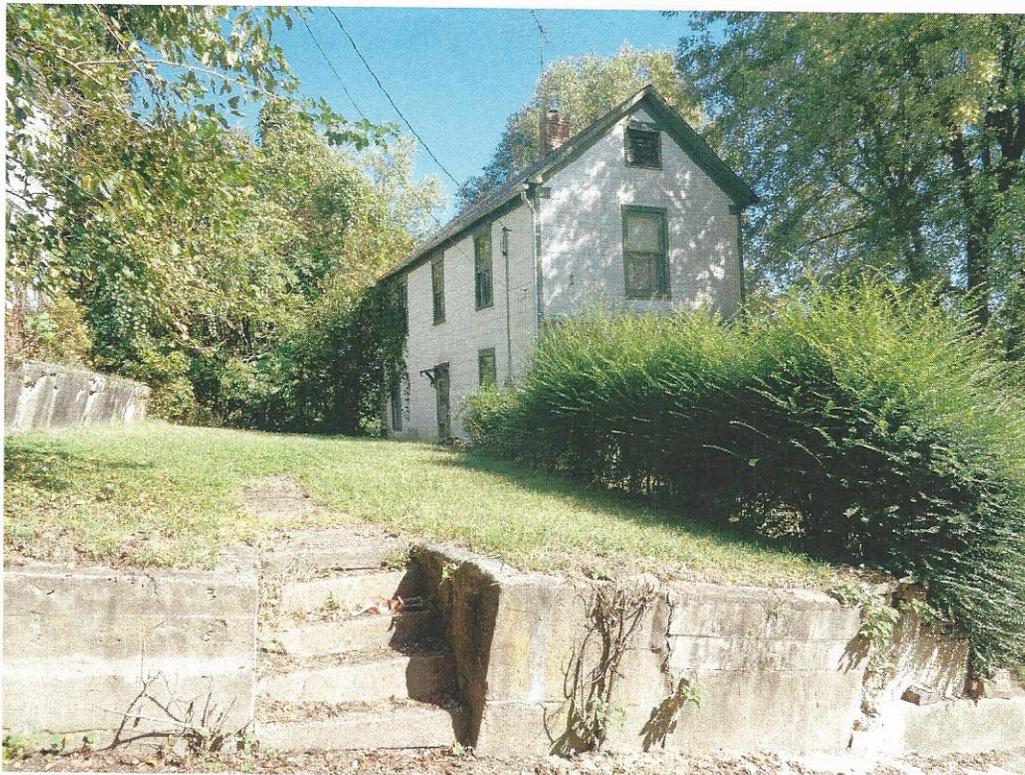
Current Owners \$0 - Fire, Police & Sanitation

Total: \$0

LIENS

A title opinion would have to be completed

SLUM & BLIGHT



PURA Property Donation Interest Application

(For property in the City of Parkersburg)

Please use the following application to notify the Parkersburg Urban Renewal Authority (PURA) of your interest in donating any property that you currently own in the City of Parkersburg. PURA will NOT accept your property as a donation unless certain conditions are met. The property must be free of liens, including a mortgage, utility lien, or judgment. Second, all City fees must be current with a \$0 (zero) balance and the property must be contributing to slum and blight. If PURA accepts your donation offer, you will be contacted to begin the donation procedure. This form is a statement of interest and does not commit PURA to accept your property as a donation or for value.

CONTACT INFORMATION

Name of applicant: REGIS L. JONES		
Mailing address: 2903 26 TH ST.		
City: PARKERSBURG	State: WV	Zip Code: 26104-2724
Daytime phone #: (304)485-5028	Alternate phone #: (304)422-8464	
Email address:		

PROPERTY INFORMATION

Property address: 659 EAST 8 TH ST.		
Tax Map: 81 81	Parcel #: 01160000 00970000	
For the following questions please place an X next to the correct answer		
1. Is a structure present on the property?	Yes <u>X</u>	No ___
2. Has this property recently gone through foreclosure?	Yes ___	No <u>X</u>
3. Are there any existing liens on this property or are you currently involved in a bankruptcy?	Yes ___	No <u>X</u>

For questions 2 and 3, please provide explanation of **Yes** answers on additional attachments.

The information provided in this application is true to the best of my knowledge. I understand that this application does not commit PURA to accepting my property.

Signature: Regis Jones Date: 9/7/16



Parkersburg Urban Renewal Authority Staff Report

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**Parkersburg Urban
Renewal Authority**

Chair

Mike Reynolds

Vice- Chair

Warren Bigley

Members

Nancy Wilcox

Sharon Lynch

Kim Coram

J.R. Carpenter

Roger Brown

John Rockhold

James Reed

Donation Property: 1419 Covert Street (City Tax Map 70, Parcel 55)

OWNER: Charles Hall

BACKGROUND

The property at 1419 Covert Street has had code violations that date back to 2009. On the March 7th 2016 Building Enforcement Agency Meeting, the BEA recommended that the property at 1419 Covert Street be demolished and have a lien placed on the property. PURA met on April 19th, 2016 and approved BEA's recommendation. Currently the Asbestos Inspection has been ordered by the Code Enforcement Division but not yet completed.

The total area of the property is roughly 3,001 sq. ft. and consists of a two-story residential structure. The property is located in an R-4 Residential Zoning District.



It is the policy of PURA that a property will not be accepted as a donation unless the following conditions are met. First, all City fees must be current with a \$0 (zero) balance. Second, the property must be free of liens, including a mortgage, utility lien, or judgement. Lastly, the property must be contributing to slum and blight.

CITY FEES (As of September 30, 2016)

At the August 9th, 2016 meeting, the staff report indicated that City Fees were due for the property.

^ Applicant has provided a receipt showing that City Fees were paid.

LIENS

At the August 9th, 2016 meeting, the staff report indicated that 2015 real estate taxes assessed at a total of \$4,980 had not been paid.

^ Applicant has provided a receipt showing the 2015 real estate taxes were paid.

SLUM & BLIGHT

Please see the attached photos from the Code Enforcement Division.



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CONTACT INFORMATION

Name of applicant: <i>Charles Hall</i>		
Mailing address: <i>3375 Burnett Rd</i>		
City: <i>Cotler</i>	State: <i>OH</i>	Zip Code: <i>45724</i>
Daytime phone #: <i>740-336-8905</i>	Alternate phone #: <i>—</i>	
Email address: <i>—</i>		

PROPERTY INFORMATION

Property address: <i>1419 Covert Street</i>		
Tax Map: <i>70</i>	Parcel #: <i>00550000</i>	
For the following questions please place an X next to the correct answer		
1. Is a structure present on the property?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
2. Has this property recently gone through foreclosure?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
3. Are there any existing liens on this property or are you currently involved in a bankruptcy?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

For questions 2 and 3, please provide explanation of Yes answers on additional attachments.

The information provided in this application is true to the best of my knowledge. I understand that this application does not commit PURA to accepting my property.

Signature: *Charles Hall* Date: *8/25/2016*