

AGENDA FOR AN URBAN RENEWAL AUTHORITY
MEETING FOR TUESDAY, JANUARY 26, 2016,
IMMEDIATELY FOLLOWING CITY COUNCIL,
CITY COUNCIL CHAMBERS, SECOND FLOOR

- I. CALL TO ORDER – Councilman Mike Reynolds, Chairman
 - II. ROLL CALL
 - III. MINUTES – December 15, 2015
 - IV. NEW BUSINESS
 1. Discussion and/or action on the following recommendation from the Parkersburg Building Enforcement Agency:
 - A. Acquire and demolish 424 12th Street.
- PUBLIC HEARING**
- V. ADJOURNMENT

The Council of the City of Parkersburg, acting in their legal capacity as the Urban Renewal Authority of the City of Parkersburg, met Tuesday, December 15, 2015 immediately following City Council at 7:55 PM 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 its Chairman, Councilman Mike Reynolds, who presided over the meeting. The clerk noted those attending and included Councilmen Nancy Wilcox, Sharon Lynch, Roger Brown, Kim Coram, Warren Bigley, John Rockhold, Jim Reed, JR Carpenter, and Mike Reynolds.

MINUTES – Mr. Carpenter moved, seconded by Mr. Brown, to approve the minutes from the meeting held November 10, 2015, and the motion was adopted by unanimous vote.

Development Director, Rickie Yeager, submitted the following properties from the Building Enforcement Agency who are recommending acquisition and/or demolition utilizing funds from the WV Housing Development Fund for an approximate cost of \$155,000.00.

Mr. Yeager included a summary sheet which contained the code violation notice, pictures and title opinion of the properties, and other information. They were prioritized using the rubric developed by staff and approved by PURA earlier this year.

The properties are:

Demolish 1004 Williams Street;
 Acquire and demolish 2110 Private Avenue;
 Demolish 1115 ½ East 12th Street;
 Acquire and demolish 1413 St. Mary's Avenue;
 Acquire and demolish 607 13th Street;
 Acquire and demolish 609 13th Street;
 Acquire and demolish 1008 13th Street;
 Acquire and demolish 1411 20th Street;
 Demolish 906 15th Street;
 Demolish 1338 St. Mary's Avenue;
 Demolish 1508 Beaver Street.

MOTION – Mr. Rockhold moved, seconded by Mr. Brown, to combine and approve the demolition and acquisition, to cure slum and blight, of these eleven properties.

Ms. Coram asked why 2610 Vaughn was not on this list, and Mr. Yeager said that it had been already approved by PURA for acquisition and demolition. Code Enforcement Director, Gary Moss, clarified by stating that it was left off the original priority list, but that it would have ranked high, because the structure was just a shell of a building.

Ms. Wilcox asked why we picked over some on the summation list, and Mr. Moss stated that 1508 Beaver Street had been vandalized so much we can no longer secure it, so we moved it up on the list. We tried to get the burned ones first, he said. Ms. Wilcox said there were only two on this list from south Parkersburg. Mr. Moss said they used the rubric, and went through all of them. There had been one house on Camden Avenue and one on Private Avenue that had already been torn down.

Ms. Lynch said there was a house on Hawthorne that was open, and weeds growing. Mr. Moss said they did the best they could, and covered the whole town, and this list just scratches the surface, he said. Ms. Lynch suggested they could make an appointment to drive around with Mr. Moss.

PUBLIC HEARING – Chairman Reynolds declared a public hearing open at 8:02 PM to give the citizens an opportunity to voice their opinion on this matter.

A resident from 608 13th Street asked what would happen to the land after the houses are demolished, and if they would be for sale. Mr. Yeager said there would be a lien placed on the property and we would seek to redevelop them.

Another lady asked if there was a plan for redevelopment, and Mr. Reynolds told her she could speak with Mr. Yeager if she would like to apply.

The hearing was declared closed at 8:05 PM with no others asking to speak.

Mr. Moss stated that the rubric is a tool they use to be fair. They have added 25 houses since this list was prepared. If members of the URA would like to talk with him, he would be happy to review the houses and put them on the list.

After tonight, Mr. Yeager stated, this will go to the State for final review and when they approve the list, we will move forward.

Assistant City Attorney, Rob Tebay, told the Authority that part of the rubric was how one parcel is in relation to another property. That is some criteria for them to consider in the future. There are non-conforming lots, but they may be able to put them together. He invited them to attend the Building Enforcement Agency meetings when they talk about each property. There are some legitimate hard-luck stories of people who try, he said.

VOTE – the motion was adopted by unanimous vote.

The meeting adjourned at 8:10 PM.