

BUILDING ENFORCEMENT AGENCY MINUTES July 11, 2016

Rob Tebay called the meeting to order at 9:16 A.M.

MEMBERS PRESENT: Rickie Yeager, Chief Matthews, Rick Lemley (for Justin Smith)

MEMBERS ABSENT: Mayor Colombo, Joe Faller

STAFF PRESENT: Gary Moss, Michele Craig, Rob Tebay

ATTENDANCE: See attendance sheet, attached

MOTION AND MINUTES VOTE

Mr. Yeager made a motion to approve the minutes as they were submitted. Mr. Matthews seconded the motion. Minutes were approved 3-0-0.

I. OLD BUSINESS

- A. **908 15th Street-** Harold Johnson was present to discuss his property. He has rebuilt the porch and will have the rear re-roofed by Mid-July, pending the weather. The exterior of the home will be ready for a re-inspection by the end of July. He said the home adjacent to his was demolished (906 15th Street) and he and the contractor (Solid Rock) had a verbal agreement to re-direct water so that it will drain towards the street. Mr. Johnson said that Solid Rock failed to do this and he believes failed to cap the sewer. Mr. Moss will look into the open sewer situation. Water department was notified on 7/11/2016.

MOTION AND MINUTES VOTE

Mr. Yeager made a motion to allow Mr. Johnson a 30-day extension. Mr. Matthews seconded the motion. Motion was approved 3-0-0.

- B. **906 Ann Street-** CCMH has purchased the property and plans to demolish it as soon as possible. In the meantime, they will keep the property mowed and secured. They want to purchase 902 Ann as well and demolish it at the same time. Barry Justice, Director of Engineering, was referred to Zoning to pick up ARB paperwork, the first step in allowing demolition in the Historical Area.

MOTION AND MINUTES VOTE

Mr. Yeager made a motion to allow the hospital a 120-day extension. Mr. Matthews seconded the motion. Motion was approved 3-0-0.

- C. 1119 19th Street-Property Investment Trust has purchased the property and has a current permit on it. They have a son that is a contractor doing the work and intend to completely rehab the property. Mr. Moss will get in touch with the owner to get a POA to present to the board at their next meeting.

MOTION AND MINUTES VOTE

Mr. Yeager made a motion to allow Mr. Johnson a 30-day extension. Mr. Matthews seconded the motions. Motion was approved 3-0-0.

- D. 1117 E. 12th Street- Joseph Walker, owner, was present. The front is done; the front porch has been repaired. The home will have new vinyl siding and a new front door completed in October.

MOTION AND MINUTES VOTE

Mr. Yeager made a motion for a 90 day extension. Mr. Lemley seconded the motion. Motion was approved 3-0-0.

- E. 1014 E. 12th Street- John Merriman, notified but not present. The new windows on the structure are now broken out. He has not come to the last two meetings, nor has he made any attempt to discuss the property with Mr. Moss.

MOTION AND MINUTES VOTE

Mr. Yeager made a motion for 30-day tabling of the discussion on this property. Mr. Matthews seconded the motion. Motion was approved 3-0-0.

- F. 553 6th Street- Mrs. Rogers, owner, and her contractor were both present. Her husband came in shortly after they were seated. Siding is to begin in 3 months. 13 windows are now in. The house looks better than it has in a long time. She was upset at the \$100 per month billing that has begun on the property, despite being told it would begin in July 2016. Sears is holding her money (from the botched roof job) and she plans to use all of the funds to fix this dwelling.

MOTION AND MINUTES VOTE

Mr. Yeager made a motion for a 90-day extension. Mr. Matthews seconded the motion. Motion was approved 3-0-0.

- G. 1027 George Street- David Wamsley, owner, was present. The electric has been done by a qualified electrician and his is doing a total re-wire. The house will be insulated and a re-roof of metal will be placed over the existing roof. He is looking for someone to hang about 200 sheets of drywall inside.

MOTION AND MINUTES VOTE

Mr. Yeager made a motion for a 90-day extension. Mr. Matthews seconded the motion. Motion was approved 3-0-0.

- H. **812 Williams Street**-Brian Persinger, owner, was present. The house sits to the right of Dollar General. Mr. Persinger wants to donate the home to URA.

MOTION AND MINUTES VOTE

Mr. Yeager made a motion for a 60-day extension to allow the URA to vote. Mr. Persinger was reminded that he is still responsible for the property and if URA does not take it, he will be responsible for demolition. Mr. Matthews seconded the motion. Motion was approved 3-0-0.

- I. **909 14th Street**- Richard and Temple Moore, neither appear despite being notified to do so. Mr. Moore has rented the property. Discussion was made as whether to give him tickets for court for this, a low-interest loan to repair it, or perhaps using CDBG funds to relocate the renters. Relocation is not a viable option. Mr. Moss will get in touch with the owner about this property and at least two others that are in poor condition and rented out as well. He will get a POA from him.

MOTION AND MINUTES VOTE

Mr. Yeager made a motion for 30-day tabling of the discussion on this property. Mr. Matthews seconded the motion. Motion was approved 3-0-0.

- J. **640 E. 8th Street**- Elizabeth Fordyce, owner, failed to appear despite being notified to do so. A permit to do a portion of the repairs has been done, but no other permits have been issued. Siding, windows, porch, electric service, etc. all need addressed. Mr. Moss will get in touch with the owner and have them at the next meeting.

MOTION AND MINUTES VOTE

Mr. Yeager made a motion for 30-day tabling of the discussion on this property. Mr. Matthews seconded the motion. Motion was approved 3-0-0.

II. NEW BUSINESS

- A. **2210 Latrobe Street**- David Wamsley, owner was present. Mr. Wamsley was presented with a POA from 2014 stating that he would have the roof done then. It has not been done to date. He would need 30-40 K to rehab the property. The lot is not one that URA would want, it is not considered a rebuildable lot due to the size. He would like to roof it and work on his other properties. This would be a band-aid to the home, and he would like to complete 1502 Avery Street before finishing this one. The file goes back to 1988 on this property with Mr. Wamsley's name attached to it.

MOTION AND MINUTES VOTE

Mr. Yeager made a motion for the City to proceed with a demolition of the property and place a judgement lien against Mr. Wamsley, his company, and all of his other properties. Mr. Matthews seconded the motion. Motion was approved 3-0-0.

- B. **1216 Latrobe Street-** David Wamsley, owner, was present. This house is in worse shape than 2210 Latrobe. A guy fell through the floor into the basement a couple of months back. Also, people are sleeping on the deck.

MOTION AND MINUTES VOTE

Mr. Yeager made a motion for the URA to acquire and demolish the structure. Mr. Matthews seconded the motion. Motion was approved 3-0-0.

- C. **1108 George Street-** Charles Carothers, new property owner was present. He is planning on selling this house to Mr. Wamsley. Since purchasing, Mr. Carothers has fixed missing and loose siding, the soffit and fascia, and patched a hole in the carport roof. The brush is gone from the exterior. Mr. Wamsley claims to have owned the property a long time ago. He will install a furnace, deck, kitchen cabinet and replumb. He understands that it is a single-family dwelling only.

MOTION AND MINUTES VOTE

Mr. Yeager made a motion for 60-day tabling of the discussion on this property. Mr. Carothers can then sell the property to Mr. Wamsley and Mr. Wamsley is to come in with a written POA and time-frame for the home. Mr. Matthews seconded the motion. Motion was approved 3-0-0.

- D. **1214 22nd Street-** Mr. Wamsley claims to be purchasing this home, what he believed to be a triplex. It has lost its grandfathered status and may be a single-family dwelling ONLY. He has paid \$2900 and owes \$2100 more. He wants to paint and do new windows.

MOTION AND MINUTES VOTE

Mr. Yeager made a motion for the City to demolish and place a lien against the property owner, Mr. Cook. Mr. Matthews seconded the motion. Motion was approved 3-0-0.

- E. **1114 Williams Street-** James G. Burdette, owner, not present and was not notified to be there. Soffit and fascia are gone from this structure.

MOTION AND MINUTES VOTE

Mr. Yeager made a motion for the City to demolish and place a lien against the property owner. Mr. Matthews seconded the motion. Motion was approved 3-0-0.

F. 800 Hillcrest Street- Williams Resources, owners.

MOTION AND MINUTES VOTE

Mr. Yeager made a motion for URA to acquire and demolish the structure. Mr. Lemley seconded the motion. Motion was approved 3-0-0.

G. 524 West Virginia Avenue- Donald and A. Jeanne O'Brien, owners. Zoned M, light industrial use permitted. In very poor condition, located near Mr. Bee.

MOTION AND MINUTES VOTE

Mr. Yeager made a motion for URA to acquire and demolish. Mr. Matthews seconded the motion. Motion was approved 3-0-0.

H. 1006 17th Street- Merle Hesson, et al, owners. Meth house.

MOTION AND MINUTES VOTE

Mr. Yeager made a motion for the City to demolish and place a lien. Mr. Matthews seconded the motion. Motion was approved 3-0-0.

I. 1114 Swann Street- Nancy Marshall, owner.

MOTION AND MINUTES VOTE

Mr. Yeager made a motion for the City to demolish and place a lien. Mr. Lemley seconded the motion. Motion was approved 3-0-0.

J. 1007 7th Street- Rebecca Henderson, owner. The porch has collapsed. The property owner cleaned it up after Mr. Moss contacted her.

MOTION AND MINUTES VOTE

Mr. Yeager made a motion the City to demolish and place a lien. Mr. Matthews seconded the motion. Motion was approved 3-0-0.

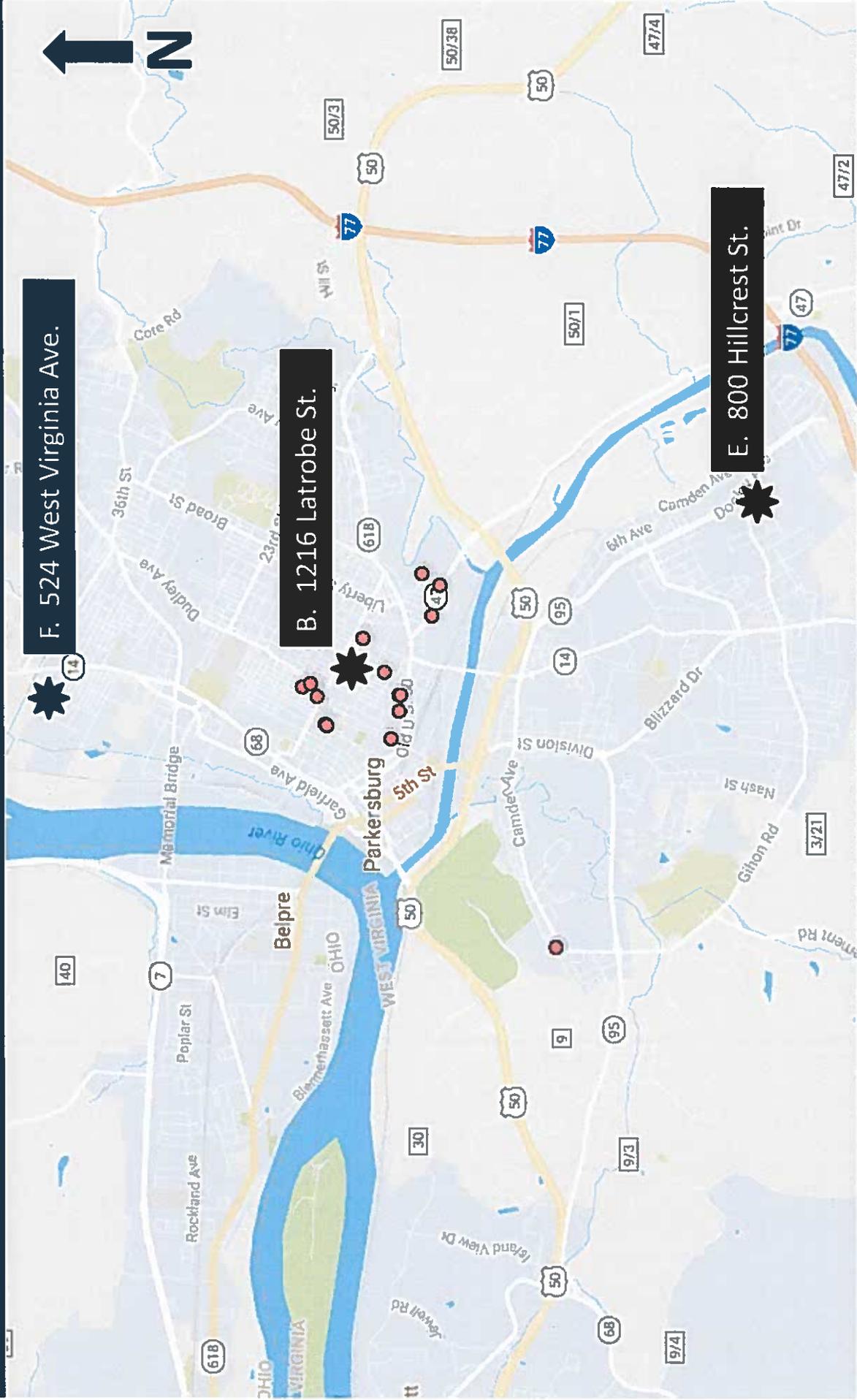
ADJOURNMENT

At 10:48 a.m. Mr. Matthews proposed the meeting be adjourned. Mr. Lemley seconded the motion.

Submitted by:

**Michele Craig
Code Technician**

Map of Proposed Acquire & Demolish along with Current PURA Properties



Legend: ★ Acquire & Demolish



● Current PURA Properties

Mayor Jimmy Colombo



CITY OF PARKERSBURG
CODE ENFORCEMENT
ONE GOVERNMENT SQUARE
P.O. BOX 1627
PARKERSBURG, WV 26102
PHONE 304-424-8594
FAX 304-424-8507

July 20, 2016

David Wamsley
39 Greenbrier Avenue
Williamstown, WV 26187

Dear Mr. Wamsley,

Please be advised that the Code Department of the City of Parkersburg has done an inspection of property owned by you located at 2210 Latrobe Street. Previous letters have gone unanswered and violations still exist.

The following exterior deficiencies exist:

301.3 Vacant structures and land. (THE VACANT STRUCTURE HAS BECOME A BLIGHT TO THE NEIGHBORHOOD.)

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

304.9 Overhang extensions. (SOFFIT AND FASCIA IN POOR CONDITION)

All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.7 Roofs and drainage. (GUTTERS AND DOWNSPOUTS NEED REPAIRED OR REPLACED. ROOF NEEDS REPAIRED OR REPLACED.)

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

304.10 Stairways, decks, porches and balconies. (STAIRWAYS NEED REPAIRED, AND HANDRAILS SECURED—PORCH ROOFS IN POOR CONDITION)

Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

304.2 Protective treatment. (EXTERIOR NEEDS EXTENSIVE REPAIRS INCLUDING WINDOWS.)

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

304.5 Foundation walls. (FOUNDATION IS IN POOR CONDITION)

All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

302.7 Accessory structures. (GARAGE IS IN POOR CONDITION)

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

This home has been referred to the Building Enforcement Agency for demolition.

This letter does not relieve the owner/contractor from compliance with all codes of the City of Parkersburg, whether addressed in this letter or not.

107.6 Transfer of ownership.

It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

111.1 Application for appeal.

Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for the appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of the code do not fully apply, or the requirements of the code are adequately satisfied by other means.

See attached photos.

Sincerely,



Gary Moss
Code Director

CITY OF PARKERSBURG
CODE ENFORCEMENT DIVISION
VIOLATIONS FOR 2210 LATROBE STREET 7/15/16

OFFICE (304) 424-8537

FAX (304) 424-8507

		
<p>301.3 VACANT STRUCTURE HAS BECOME A BLIGHT TO THE NEIGHBORHOOD.</p>	<p>304.1 GENERAL DETERIORATION OF STRUCTURE.</p>	<p>304.13 WINDOWS MISSING, BROKEN.</p>
		
<p>304.9 SOFFITT/FASCIA IN POOR CONDITION AS WELL AS DRAINAGE AND ROOF</p>	<p>302.7 GARAGE SIDING, ROOF IN POOR CONDITION.</p>	<p>304.5 FOUNDATION IS IN POOR CONDITION.</p>
		
<p>304.2, 304.6, 304.9 GENERAL OVERGROWN, SOFFITT/FASCIA REPAIRS NEEDED, SIDING NEEDS</p>		

Douglass & Douglass

Attorneys at Law

914 Market Street, Suite 300

P. O. Box 472

Parkersburg, WV 26102-0472

Ernest M. Douglass

Daniel B. Douglass (1929 - 2014)

Telephone (304) 485-4595

Fax (304) 485-5030

July 21, 2016

City of Parkersburg
P.O. Box 1627
Parkersburg, WV 26102

ATTENTION: Code Enforcement
Building Enforcement Division

RE: David B. Wamsley and Brenda R. Wamsley
2210 Latrobe Street, aka "Lot 40' 8" x 80 E/S Latrobe Street"
Tax Parcel Map: City of Parkersburg-55-208

Dear Sir or Madam:

Pursuant to your request, I have examined the records and indexes in the Office of the Clerk of the County Commission of Wood County, West Virginia, wherein papers and/or documents pertaining to Real Estate titles in Wood County are recorded, for 50 years.

Based upon said examination, assuming the indexes to such records are correct, and subject to physical examination and survey of the Real Estate, as well as conformity to the "Truth in Lending" Law, I find a good and indefeasible record title vested in David B. Wamsley and Brenda R. Wamsley, husband and wife, subject only to the liens, defects and encumbrances hereinafter set forth, as well as valid but unperfected and unrecorded mechanic's liens, and if applicable, municipal fire fee and flood wall assessments, statutory mortgage liens upon public service properties of a public service district, all encumbrances, liens, or obligations arising from environmental conditions including but not limited to, hazardous waste, buried storage tanks, petroleum or petroleum products, and subject to matters indexed under the names of aliases or married or maiden names used by persons holding interests in the subject property, when such names are not disclosed to me, to all that certain lot, tract, or parcel of Real Estate lying and being in the City of Parkersburg, County of Wood, and State of West Virginia, and more particularly described as follows:

BEGINNING on the eastern side of Latrobe Street at the corner of a 10 foot alley, and running thence with the northern line of said alley in an eastern direction 80 feet to the corner of Lot No. 3; thence in a northerly direction with the line of Lot No. 3, 40 feet and 8 inches to the corner of a lot conveyed to Martin Lemon on the 1st day of September, 1902; thence westerly with the line of the Lemon lot, 80 feet to Latrobe Street; thence southerly with Latrobe Street, 40 feet 8 inches to the place of beginning.

City of Parkersburg

July 21, 2016

Page 2

Re: David B. Wamsley and Brenda R. Wamsley

Being the same real estate conveyed unto David B. Wamsley and Brenda R. Wamsley, husband and wife, by Deed from O. Clayton Faris and Fredrecia R. Faris, husband and wife, dated September 26, 1984, and recorded in the Office of the Clerk of the County Commission of Wood County, West Virginia, in Deed Book 811, at page 209.

LIENS, DEFECTS AND ENCUMBRANCES:

NOTIFY:

1. David B. Wamsley and Brenda R. Wamsley, the property owners.

2. The Sheriff of Wood County regarding real estate tax liens. The 2015 real estate taxes have been paid , and the 2016 real estate taxes have not been paid. The 2016 real estate taxes are assessed as follows:

WAMSLEY DAVID B. and BRENDA R.

Lot 40'8" x 80 E/S Latrobe St

Class 4 - Land \$5,520 Buildings \$7,800 Total \$13,320

Taxes \$191.92 per half year

3. The Trustees and Beneficial Holders of the following Deed of Trust:

A Credit Line Deed of Trust from David Wamsley and Brenda R. Wamsley, husband and wife, to Barry W. Dobson and/or George M. Cipriani, One Huntington Square, Charleston, WV 25301, Trustees for Huntington National Bank, 429 Market Street Parkersburg, WV 26102-1587, not to exceed \$50,000.00, dated November 5, 1999, and recorded in General Lien Book 867, at page 299. There is an Assignment of Rents from

City of Parkersburg
July 21, 2016
Page 3
Re: David B. Wamsley and Brenda R. Wamsley

the Wamsleys to Huntington Bank of even date and recorded in General Lien Book 867,
at page 306.

Sincerely,



Ernest M. Douglass

vrs

Mayor Jimmy Colombo



CITY OF PARKERSBURG
CODE ENFORCEMENT
ONE GOVERNMENT SQUARE
P.O. BOX 1627
PARKERSBURG, WV 26102
PHONE 304-424-8594
FAX 304-424-8507

July 20, 2016

Robert W. & Tina L. Cook
2500 Sams Creek Rd.
Mineral Wells, WV 26150-6136

Dear Mr. & Mrs. Cook,

Please be advised that the Code Department of the City of Parkersburg has done an inspection of property owned by you located at 1214 22nd Street. Previous letters have gone unanswered and violations still exist.

The following exterior deficiencies exist:

301.3 Vacant structures and land. (THE VACANT STRUCTURE HAS BECOME A BLIGHT TO THE NEIGHBORHOOD.)

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

304.1 General. (EXTERIOR IS OVERGROWN AND DETERIORATED)

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

304.9 Overhang extensions. (SOFFIT AND FASCIA NEEDS REPAIRED)

All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.7 Roofs and drainage. (GUTTERS AND DOWNSPOUTS NEED REPAIRED OR REPLACED. ROOF NEEDS REPAIRED OR REPLACED.)

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304.10 Stairways, decks, porches and balconies. (STAIRWAYS NEED REPAIRED, AND HANDRAILS SECURED—PORCH ROOFS IN POOR CONDITION)

Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

304.2 Protective treatment. (EXTERIOR NEEDS EXTENSIVE REPAIRS INCLUDING WINDOWS.)

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

This home has been referred to the Building Enforcement Agency for demolition.

This letter does not relieve the owner/contractor from compliance with all codes of the City of Parkersburg, whether addressed in this letter or not.

107.6 Transfer of ownership.

It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

111.1 Application for appeal.

Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for the appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of the code do not fully apply, or the requirements of the code are adequately satisfied by other means.

See attached photos.

Sincerely,



Gary Moss

CITY OF PARKERSBURG
CODE ENFORCEMENT DIVISION
VIOLATIONS FOR 1214 22ND STREET 7/15/16

OFFICE (304) 424-8537

FAX (304) 424-8507



301.3 VACANT STRUCTURE HAS BECOME A BLIGHT TO THE NEIGHBORHOOD.



304.13, 304.9 SOFFITT/FASCIA NEEDS REPAIRS, WINDOWS BROKEN AND NEED REPAIRS.



304.10, 304.12 STAIRWAYS NEED REPAIR, HANDRAILS SHOULD BE SECURED.



304.2 EXTERIOR NEEDS REPAIRS.



304.9 PORCH ROOFS IN POOR CONDITION.



302.7 GARAGE NEEDS SIDING REPAIRS, DOOR REPLACED.



304.7 ROOF, DRAINAGE NEEDS REPAIRS.



304.9 SOFFITT/FASCIA IN POOR CONDITION.



Douglass & Douglass

Attorneys at Law

914 Market Street, Suite 300

P. O. Box 472

Parkersburg, WV 26102-0472

Ernest M. Douglass

Daniel B. Douglass (1929 - 2014)

Telephone (304) 435-4595

Fax (304) 435-5030

July 21, 2016

City of Parkersburg
P.O. Box 1627
Parkersburg, WV 26102

ATTENTION: Code Enforcement
Building Enforcement Division

RE: Robert W. Cook and Tina L. Cook
1214 - 22nd Street, aka "#32 Dils Heirs 1st Adn 50 x 85"
Tax Parcel Map: City of Parkersburg-62-211

Dear Sir or Madam:

Pursuant to your request, I have examined the records and indexes in the Office of the Clerk of the County Commission of Wood County, West Virginia, wherein papers and/or documents pertaining to Real Estate titles in Wood County are recorded, for 50 years.

Based upon said examination, assuming the indexes to such records are correct, and subject to physical examination and survey of the Real Estate, as well as conformity to the "Truth in Lending" Law, I find a good and indefeasible record title vested in Robert W. Cook and Tina L. Cook, husband and wife, subject only to the liens, defects and encumbrances hereinafter set forth, as well as valid but unperfected and unrecorded mechanic's liens, and if applicable, municipal fire fee and flood wall assessments, statutory mortgage liens upon public service properties of a public service district, all encumbrances, liens, or obligations arising from environmental conditions including but not limited to, hazardous waste, buried storage tanks, petroleum or petroleum products, and subject to matters indexed under the names of aliases or married or maiden names used by persons holding interests in the subject property, when such names are not disclosed to me, to all that certain lot, tract, or parcel of Real Estate lying and being in the City of Parkersburg, County of Wood, and State of West Virginia, and more particularly described as follows:

BEGINNING at a point on the south side of Twenty-Second Street one hundred ninety-two and 14/100 (192.14) feet east of Dudley Avenue; thence with Twenty-second Street in an easterly direction fifty (50) feet to a stake; thence in a southerly direction eighty-five (85) feet to a ten (10) foot alley; thence with the north line of said alley in a westerly direction fifty (50) feet to a stake; thence in a northerly direction eight-five (85) feet to Twenty-second Street, the place of beginning, and known as Lot No. 32 as shown on the plat of the Dils Heirs, First Addition to the City of Parkersburg, West Virginia.

City of Parkersburg

July 21, 2016

Page 2

Re: Robert W. Cook and Tina L. Cook

Being the same real estate conveyed unto Robert W. Cook and Tina L. Cook by Deed from Ronald W. Walker and Barbara J. Walker, husband and wife, dated April 19, 2002, and recorded in the Office of the Clerk of the County Commission of Wood County, West Virginia, in Deed Book 1038, at page 820.

This conveyance is made subject to all rights of way, reservations, restrictions, protective covenants, utility easements and oil and gas leases of record in the chain of title in the aforesaid Clerk's Office.

LIENS, DEFECTS AND ENCUMBRANCES:

NOTIFY:

1. Robert W. Cook and Tina L. Cook, property owners.

2. The Sheriff of Wood County regarding real estate tax liens. The 2015 real estate taxes have been paid, and the 2016 real estate taxes have not been. The 2016 real estate taxes are assessed as follows:

COOK, ROBERT W.

COOK, TINA L.

#32 Dils Heirs 1st Adn 50 x 85

Class 4 - Land \$6,420 Buildings \$10,800 Total \$17,220

Taxes \$248.11 per half year

3. State of West Virginia, State Tax Department, for its tax lien for personal income tax against Robert Cook, 2813 Soyer Avenue, Apt. 3, Parkersburg, West Virginia, Account No. 2262-5572, Lien No. 1452015, SS# xx-xxx-8638, for December 31, 2011, in the amount of \$147.00 plus \$8.28 interest plus \$5.92 penalty, totaling \$161.20, recorded on November 27, 2012 in General Lien Book 1735, at page 321. This is only a lien against

City of Parkersburg
July 21, 2016
Page 3
Re: Robert W. Cook and Tina L. Cook

the subject property owner if the lien debtor and owner are the same person.

Sincerely,



Ernest M. Douglass

vrs

Mayor Jimmy Colombo



CITY OF PARKERSBURG
CODE ENFORCEMENT
ONE GOVERNMENT SQUARE
P.O. BOX 1627
PARKERSBURG, WV 26102
PHONE 304-424-8594
FAX 304-424-8507

July 20, 2016

James G. and Sallie J. Burdette
207 Lakeview Drive
Parkersburg, WV 26101

Dear Mr. & Mrs. Burdette,

Please be advised that the Code Department of the City of Parkersburg has done an inspection of property owned by you located at 1114 Williams Street. Previous letters have gone unanswered by you and violations still exist.

The following exterior deficiencies exist:

301.3 Vacant structures and land. (THE VACANT STRUCTURE HAS BECOME A BLIGHT TO THE NEIGHBORHOOD.)

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

304.9 Overhang extensions. (SOFFIT AND FASCIA NEEDS REPAIRED)

All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.7 Roofs and drainage. (GUTTERS AND DOWNSPOUTS NEED REPAIRED OR REPLACED. ROOF NEEDS REPAIRED OR REPLACED.)

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

304.10 Stairways, decks, porches and balconies. (FRONT PORCH STEPS, RAILING, FLOOR NEED REPAIRED OR REPLACED.)

Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

304.13 Window, skylight and door frames. (WINDOWS NEED REPAIRED OR REPLACED)

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.2 Protective treatment. (STRUCTURE NEEDS REPAINTED OR SIDED.)

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

304.5 Foundation walls. (FOUNDATION WALLS NEED REPAIRED OR REPLACED.)

All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

304.11 Chimneys and towers.(CHIMNEY NEEDS REPAIRED OR REPLACED)

All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

This home has been referred to the Building Enforcement Agency for demolition.

This letter does not relieve the owner/contractor from compliance with all codes of the City of Parkersburg, whether addressed in this letter or not.

107.6 Transfer of ownership.

It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

111.1 Application for appeal.

Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for the appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of the code do not fully apply, or the requirements of the code are adequately satisfied by other means.

See attached photos.

Sincerely,

Gary Moss
Code Director

CITY OF PARKERSBURG
CODE ENFORCEMENT DIVISION
VIOLATIONS FOR 1114 WILLIAMS STREET 7/18/16

OFFICE (304) 424-8537

FAX (304) 424-8507



301.3 VACANT STRUCTURE HAS
BECOME A BLIGHT TO THE
NEIGHBORHOOD.



304.9 SOFFIT/FASICA IN NEED
OF REPAIRS.



304.10 BACK PORCH NEEDS
REPAIRS/REPLACEMENT.



304.10 FRONT PORCH STEPS,
RAILING, FLOOR NEED
REPAIRS/REPLACEMENT.



304.13 WINDOWS NEED
REPAIRED/REPLACED.



304.7 DRAINAGE NEEDS
REPAIRS/REPLACEMENT.



304.2 STRUCTURE NEEDS
REPAINTED/SIDED.



304.5 FOUNDATION WALLS NEED
REPAIRS/REPLACEMENT.



304.7, 304.11 ROOF AND
CHIMNEY NEEDS
REPAIRED/REPLACED.

Douglass & Douglass

Attorneys at Law

914 Market Street, Suite 300

P. O. Box 472

Parkersburg, WV 26102-0472

Ernest M. Douglass

Daniel B. Douglass (1929 - 2014)

Telephone (304) 485-4595

Fax (304) 485-5030

July 19, 2016

City of Parkersburg
P.O. Box 1627
Parkersburg, WV 26102

ATTENTION: Code Enforcement
Building Enforcement Division

RE: James G. Burdette and Sallie J. Burdette
1114 Williams Street, aka "Lot 40 x 150 Wms St. & #1 Smith &
Townsend S/D incl 77/347", Tax Parcel Map: City of Parkersburg-
77-346

Dear Sir or Madam:

Pursuant to your request, I have examined the records and indexes in the Office of the Clerk of the County Commission of Wood County, West Virginia, wherein papers and/or documents pertaining to Real Estate titles in Wood County are recorded, for 50 years.

Based upon said examination, assuming the indexes to such records are correct, and subject to physical examination and survey of the Real Estate, as well as conformity to the "Truth in Lending" Law, I find a good and indefeasible record title vested in James G. Burdette and Sallie J. Burdette, husband and wife, subject only to the liens, defects and encumbrances hereinafter set forth, as well as valid but unperfected and unrecorded mechanic's liens, and if applicable, municipal fire fee and flood wall assessments, statutory mortgage liens upon public service properties of a public service district, all encumbrances, liens, or obligations arising from environmental conditions including but not limited to, hazardous waste, buried storage tanks, petroleum or petroleum products, and subject to matters indexed under the names of aliases or married or maiden names used by persons holding interests in the subject property, when such names are not disclosed to me, to all that certain lot, tract, or parcel of Real Estate lying and being in the City of Parkersburg, County of Wood, and State of West Virginia, and more particularly described as follows:

FIRST TRACT: BEGINNING at a point on the easterly side of Williams Street 90 feet southerly from the southeastern corner of the intersection of Williams Street and Teft Street, said point being at a common corner of two lots formerly owned by Ruby E. Mayhall; thence with Williams Street, in a southerly direction, 40 feet to a point, at a corner of a lot now or heretofore owned by E. W. Swan; thence in an easterly direction and with the line of said Swan lot and parallel to Teft Street, 150 feet to a point in the Western line of

City of Parkersburg
July 19, 2016
Page 2
Re: James G. Burdette and Sallie J. Burdette

public alley; thence in a northerly direction and with the western line of said alley, 40 feet to a point, thence in a westerly direction with the southerly line of Mayhall and another 150 feet to the place of beginning.

SECOND TRACT: BEING Lot No. One (1) of what is known as Smith and Townsend's Subdivision, as shown on a plat of said Subdivision of record in the Office of the Clerk of the County Commission of Wood County, West Virginia, in Plat Book No. 2, at page 54, to which said plat, so of record, reference is here made and had for a more particular description of the lot hereby conveyed.

Being the same real estate conveyed unto James G. Burdette and Sallie J. Burdette, husband and wife, by Deed from Illene Virginia Mills, dated June 12, 2012, and recorded in the Office of the Clerk of the County Commission of Wood County, West Virginia, in Deed Book 1184, at page 502.

LIENS, DEFECTS AND ENCUMBRANCES:

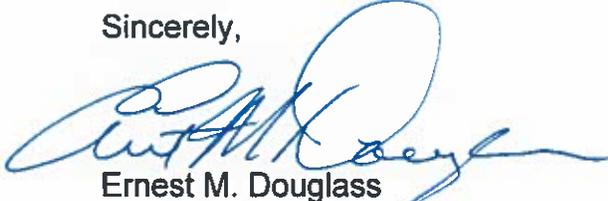
NOTIFY:

1. James G. Burdette and Sallie J. Burdette, property owners.

2. The Sheriff of Wood County regarding real estate tax liens. The 2015 real estate taxes have been paid, and 2016 real estate taxes have not been. The 2016 real estate taxes are assessed as follows:

BURDETTE, JAMES G. & SALLIE J.
Lot 40 x 150 Wms St. & #1 Smith & Townsend S/D incl 77/347
Class 2 - Land \$2,700 Buildings \$5,160 Total \$7,860
Taxes \$113.26 per half year

Sincerely,



Ernest M. Douglass

vrs

**RESOLUTION OF THE URBAN RENEWAL AUTHORITY OF
THE CITY OF PARKERSBURG TO ACQUIRE CERTAIN
REAL ESTABE BY THE POWER OF EMINENT DOMAIN**

WHEREAS, the Urban Renewal Authority of the City of Parkersburg is charged with the duty and responsibility of eliminating slum and blighted conditions within the City of Parkersburg, as set forth in the redevelopment plan previously approved by the City Council of the City of Parkersburg, in accordance with West Virginia Code 16-18-6, and

WHEREAS, part and parcel of that plan is the acquisition and demolition or future use of certain parcels of real estate now in a slum or blighted condition, and

WHEREAS, the Urban Renewal Authority of the City of Parkersburg has designated that certain real property located at **800 Hillcrest Street**, to be in such condition.

WHEREAS, working in conjunction with the City of Parkersburg, the Urban Renewal Authority of the City of Parkersburg has secured adequate loan funds from the West Virginia Housing Development Fund to acquire and demolish the aforementioned property, and

NOW THEREFORE LET IT BE RESOLVED that the Urban Renewal Authority of the City of Parkersburg, pursuant to the provisions of West Virginia Code 16-18-8; 54-1-1; and 54-1-2(9), acquire the following described real estate by the exercise of the power of eminent domain:

Beginning on the northerly side of Hillcrest Boulevard three hundred and fifty (35) feet east of the northeast corner of Hillcrest Boulevard and Adrian Avenue; thence at right angles running in a northerly direction fifty-five and 13/100 feet to the corner common to Lots Nos. 81 and 82 Rayon Park Addition. Allotment No. 2; thence running in a southerly direction with the line common to said two lots, two hundred and fourteen and 75/100 (214.75) feet to Hillcrest Boulevard; thence with the line of said Boulevard in a westerly direction fifty (50) feet to the place of beginning, being all of Lot No. 81 in what is known as Allotment No. 2 of Rayon Park Addition to the City of Parkersburg, a plat of which is recorded in the Office of the Clerk of the County Commission of Wood County, West Virginia, in Plat Book 3, at page 77.

Being the same real estate conveyed until Williams Resources Corporation by Tax Deed from Rollyson G. Russell, Jr., Deputy Commissioner of Delinquent and Non Entered Lands of Wood County, West Virginia, dated February 27, 2014, and recorded in the Office of the

Clerk of the County Commission of Wood County, West Virginia in Deed
Book 1210, at page 388.

THE URBAN RENEWAL AUTHORITY OF
THE CITY OF PARKERSBURG

BY _____

ITS _____

ATTEST: _____



Parkersburg Urban Renewal Authority Staff Report

Municipal Building | Council Chambers | September 27, 2016

**Parkersburg Urban
Renewal Authority**

Chair
Mike Reynolds

Vice- Chair
Roger Brown

Members
Nancy Wilcox
Sharon Lynch
Kim Coram
J.R. Carpenter
Warren Bigley
John Rockhold
James Reed

RE: 800 Hillcrest Street (City Tax Map 114, Parcel 65)

OWNER: Williams Resources Corporation

BACKGROUND

The aforementioned property continues to deteriorate. Attached to this report is a copy of the Code Violation Letter sent to the owner regarding known deficiencies with the property, as well as pictures. Furthermore, no plan of action has been implemented to remediate the deficiencies.

BUILDING ENFORCEMENT AGENCY RECOMMENDATION

The City's Building Enforcement Agency met on July 11, 2016 to review the status of 800 Hillcrest Street. Having received no plan of action from the property owner, BEA moved to forward the matter onto the Parkersburg Urban Renewal Authority (PURA). Furthermore, BEA recommended that PURA initiate condemnation proceedings to acquire and demolish the property, because of its potential for redevelopment. The lot is zoned as a Residential (R-3) District and is approximately 50' by 215' or 10,750 square feet.



PROJECT COST ESTIMATE:

Assessed Value (Updated 2004):	\$ 14,800
Demolish:	\$ 7,500
Total:	\$ 22,300

Mayor Jimmy Colombo



CITY OF PARKERSBURG
CODE ENFORCEMENT
ONE GOVERNMENT SQUARE
P.O. BOX 1627
PARKERSBURG, WV 26102
PHONE 304-424-8594
FAX 304-424-8507

July 20, 2016

Williams Resources
PO Box 2721
Charleston WV 25330-2721

To Whom It May Concern,

Please be advised that the Code Department of the City of Parkersburg has done an inspection of property owned by you located at 800 Hillcrest St. Previous letters have gone unanswered and violations still exist.

The following exterior deficiencies exist:

301.3 Vacant structures and land. (THE VACANT STRUCTURE HAS BECOME A BLIGHT TO THE NEIGHBORHOOD AND IS UNSECURED.)

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

108.1.5 Dangerous structure or premises. (HOUSE IS UNSECURED AND UNMAINTAINED)

For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below shall be considered dangerous:

5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.

304.9 Overhang extensions. (SOFFIT AND FASCIA IN POOR CONDITION)

All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.7 Roofs and drainage. (GUTTERS AND DOWNSPOUTS NEED REPAIRED OR REPLACED. ROOF NEEDS REPAIRED OR REPLACED.)

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof

drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

304.1 General. (OVERGROWN AND UNMAINTAINED)

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

304.2 Protective treatment. (EXTERIOR NEEDS EXTENSIVE REPAIRS INCLUDING WINDOWS.)

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

This home has been referred to the Building Enforcement Agency for demolition.

This letter does not relieve the owner/contractor from compliance with all codes of the City of Parkersburg, whether addressed in this letter or not.

107.6 Transfer of ownership.

It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

111.1 Application for appeal.

Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for the appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of the code do not fully apply, or the requirements of the code are adequately satisfied by other means.

See attached photos.

Sincerely,



Gary Moss

Code Director

CITY OF PARKERSBURG
CODE ENFORCEMENT DIVISION 800 HILLCREST STREET 7/15/16

OFFICE (304) 424-8537

FAX (304) 424-8507



108.1.5 - HOUSE IS UNSECURED AND HAS BECOME A NUISANCE TO THE NEIGHBORHOOD.



301.3 VACANT STRUCTURE HAS BECOME A BLIGHT TO THE NEIGHBORHOOD.



304.1 GENERAL OVERGROWN AND DETERIORATION.



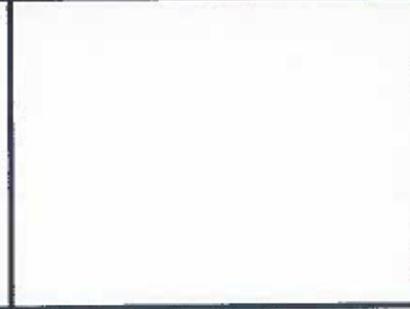
304.2, 304.7 SIDING, EXTERIOR, AND ROOFS AND DRAINAGE.



304.13 WINDOWS MISSING



304.2, 304.1 GENERAL EXTERIOR, SIDING.



Douglass & Douglass

Attorneys at Law

914 Market Street, Suite 300

P. O. Box 472

Parkersburg, WV 26102-0472

Ernest M. Douglass

Daniel B. Douglass (1929 - 2014)

Telephone (304) 485-4595

Fax (304) 485-5080

July 19, 2016

City of Parkersburg
P.O. Box 1627
Parkersburg, WV 26102

ATTENTION: Code Enforcement
Building Enforcement Division

RE: Williams Resources Corporation
800 Hillcrest Street, aka "#81 Rayon Park Adn #2"
Tax Parcel Map: City of Parkersburg-114-65

Dear Sir or Madam:

Pursuant to your request, I have examined the records and indexes in the Office of the Clerk of the County Commission of Wood County, West Virginia, wherein papers and/or documents pertaining to Real Estate titles in Wood County are recorded, for 50 years.

Based upon said examination, assuming the indexes to such records are correct, and subject to physical examination and survey of the Real Estate, as well as conformity to the "Truth in Lending" Law, I find a good and indefeasible record title vested in Williams Resources Corporation, subject only to the liens, defects and encumbrances hereinafter set forth, as well as valid but unperfected and unrecorded mechanic's liens, and if applicable, municipal fire fee and flood wall assessments, statutory mortgage liens upon public service properties of a public service district, all encumbrances, liens, or obligations arising from environmental conditions including but not limited to, hazardous waste, buried storage tanks, petroleum or petroleum products, and subject to matters indexed under the names of aliases or married or maiden names used by persons holding interests in the subject property, when such names are not disclosed to me, to all that certain lot, tract, or parcel of Real Estate lying and being in the City of Parkersburg, County of Wood, and State of West Virginia, and more particularly described as follows:

BEGINNING on the northerly side of Hillcrest Boulevard three hundred fifty (350) feet east of the northeast corner of Hillcrest Boulevard and Adrain Avenue; thence at right angles running in a northerly direction two hundred forty and 8/10 (240.8) feet; thence in an easterly direction fifty-five and 13/100 (55.13) feet to the corner common to Lots Nos. 81 and 82 Rayon Park Addition, Allotment No. 2; thence running in a southerly direction with the line common to said two lots, two hundred fourteen and 75/100 (214.75) feet to Hillcrest Boulevard; thence with the line of said Boulevard in a westerly

City of Parkersburg
July 19, 2016
Page 2
Re: Williams Resources Corporation

direction fifty (50) feet to the place of beginning, being all of Lot No. 81 in what is known as Allotment No. 2 of Rayon Park Addition to the City of Parkersburg, a plat of which is recorded in the Office of the Clerk of the County Commission of Wood County, West Virginia, in Plat Book 3, at page 77.

Being the same real estate conveyed unto Williams Resources Corporation by Tax Deed from Rollyson G. Russell, Jr., Deputy Commissioner of Delinquent and Non Entered Lands of Wood County, West Virginia, dated February 27, 2014, and recorded in the Office of the Clerk of the County Commission of Wood County, West Virginia, in Deed Book 1210, at page 388.

LIENS, DEFECTS AND ENCUMBRANCES:

NOTIFY:

1. Williams Resources Corporation, property owner.

2. The Sheriff of Wood County regarding real estate tax liens. The 2015 real estate taxes and 2016 real estate taxes have not been. The 2016 real estate taxes are assessed as follows:

WILLIAMS RESOURCES CORP
#81 Rayon Park Adn #2
Class 4 - Land \$8,820 Buildings \$60 Total \$8,880
Taxes \$127.95 per half year

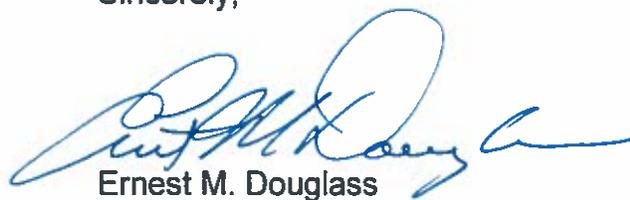
3. Jessica L. Walters due to possible constitutionally defective notice to her of her right to redeem from the tax sale where the current owner obtained title.

4. City of Parkersburg by virtue of its December 28, 2010, judgment against Jessica L. Walters in Wood County Magistrate Court Case No. 10-C-1859, for \$140.33 plus costs

City of Parkersburg
July 19, 2016
Page 3
Re: Williams Resources Corporation

of \$116.84 plus interest at 7% per annum, filed February 2, 2011, in General Lien Book 1639, at page 184. Apparently the City of Parkersburg did not receive notice of its right to redeem from the tax foreclosure on Jessica L. Walters.

Sincerely,



Ernest M. Douglass

vrs

**RESOLUTION OF THE URBAN RENEWAL AUTHORITY OF
THE CITY OF PARKERSBURG TO ACQUIRE CERTAIN
REAL ESTATE BY THE POWER OF EMINENT DOMAIN**

WHEREAS, the Urban Renewal Authority of the City of Parkersburg is charged with the duty and responsibility of eliminating slum and blighted conditions within the City of Parkersburg, as set forth in the redevelopment plan previously approved by the City Council of the City of Parkersburg, in accordance with West Virginia Code 16-18-6, and

WHEREAS, part and parcel of that plan is the acquisition and demolition or future use of certain parcels of real estate now in a slum or blighted condition, and

WHEREAS, the Urban Renewal Authority of the City of Parkersburg has designated that certain real property located at **524 West Virginia Avenue**, to be in such condition.

WHEREAS, working in conjunction with the City of Parkersburg, the Urban Renewal Authority of the City of Parkersburg has secured adequate loan funds from the West Virginia Housing Development Fund to acquire and demolish the aforementioned property, and

NOW THEREFORE LET IT BE RESOLVED that the Urban Renewal Authority of the City of Parkersburg, pursuant to the provisions of West Virginia Code 16-18-8; 54-1-1; and 54-1-2(9), acquire the following described real estate by the exercise of the power of eminent domain:

Being all of Lot No. 536 in Beechwood Addition to the City of Parkersburg, Wood County, West Virginia, as laid down, designated and described in a plat of said Addition, which plat is of record in the Office of the Clerk of the County Commission of Wood County, West Virginia in Plat Book No. 1, at page 14; to which plat reference is now made. Said lot fronting forty (400 feet on the southerly side of West Virginia Avenue (now 34th Street and extending back between parallel lines, in a southerly direction one hundred and twenty (120) feet to an alley, as fully shown on said plat.

Being the same real estate conveyed onto Donald M. O'Brien III and A. Jean O'Brien, husband and wife, by Deed from Francis C. Huber and Judith Ann Huber, husband and wife, dated May 29, 1996, and recorded in the Office of the Clerk of the County Commission of Wood County West Virginia, in Deed Book 956, at page 586.

This conveyance is made subject to all rights of way, reservations, restrictive and protective covenants, utility easements, and oil, gas and mineral leases of record in the aforesaid Clerk's office.

THE URBAN RENEWAL AUTHORITY OF
THE CITY OF PARKERSBURG

BY _____

ITS _____

ATTEST: _____



Parkersburg Urban Renewal Authority Staff Report

Municipal Building | Council Chambers | September 27, 2016

**Parkersburg Urban
Renewal Authority**

Chair
Mike Reynolds

Vice- Chair
Roger Brown

Members
Nancy Wilcox
Sharon Lynch
Kim Coram
J.R. Carpenter
Warren Bigley
John Rockhold
James Reed

RE: 524 West Virginia Avenue (City Tax Map 29, Parcel 26)

OWNER: Williams Resources Corporation

BACKGROUND

The aforementioned property continues to deteriorate. Attached to this report is a copy of the Code Violation Letter sent to the owner regarding known deficiencies with the property, as well as pictures. Furthermore, no plan of action has been implemented to remediate the deficiencies.

BUILDING ENFORCEMENT AGENCY RECOMMENDATION

The City's Building Enforcement Agency met on July 11, 2016 to review the status of 524 West Virginia Avenue Street. Having received no plan of action from the property owner, BEA moved to forward the matter onto the Parkersburg Urban Renewal Authority (PURA). Furthermore, BEA recommended that PURA initiate condemnation proceedings to acquire and demolish the property, because of its potential for redevelopment. The lot is zoned as a Manufacturing (M-1) District and is approximately 40' by 120' or 4,800 square feet.



PROJECT COST ESTIMATE:

Assessed Value (Updated 2004):	\$ 5,000
Demolish:	\$ 7,500
Total:	\$ 12,500

Mayor Jimmy Colombo



CITY OF PARKERSBURG
CODE ENFORCEMENT
ONE GOVERNMENT SQUARE
P.O. BOX 1627
PARKERSBURG, WV 26102
PHONE 304-424-8594
FAX 304-424-8507

July 20, 2016

Donald & A. Jean O'Brien
1718 Parkersburg Rd
Spencer, WV 25276

Dear Mr. & Mrs. O'Brien,

Please be advised that the Code Department of the City of Parkersburg has done an inspection of property owned by you located at 524 WV Avenue. Previous letters have gone unanswered and violations still exist.

The following exterior deficiencies exist:

301.3 Vacant structures and land. (THE VACANT STRUCTURE HAS BECOME A BLIGHT TO THE NEIGHBORHOOD.)

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

304.9 Overhang extensions. (SOFFIT AND FASCIA IN POOR CONDITION)

All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.7 Roofs and drainage. (GUTTERS AND DOWNSPOUTS NEED REPAIRED OR REPLACED. ROOF NEEDS REPAIRED OR REPLACED.)

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

304.1 General. (OVERGROWN AND UNMAINTAINED)

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

304.2 Protective treatment. (EXTERIOR NEEDS EXTENSIVE REPAIRS INCLUDING WINDOWS.)

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

This home has been referred to the Building Enforcement Agency for demolition.

This letter does not relieve the owner/contractor from compliance with all codes of the City of Parkersburg, whether addressed in this letter or not.

107.6 Transfer of ownership.

It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

111.1 Application for appeal.

Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for the appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of the code do not fully apply, or the requirements of the code are adequately satisfied by other means.

See attached photos.

Sincerely,



Gary Moss
Code Director

CITY OF PARKERSBURG
CODE ENFORCEMENT DIVISION
VIOLATIONS FOR 524 WEST VIRGINIA AVENUE 7/15/16

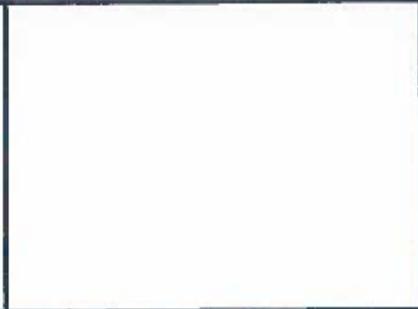
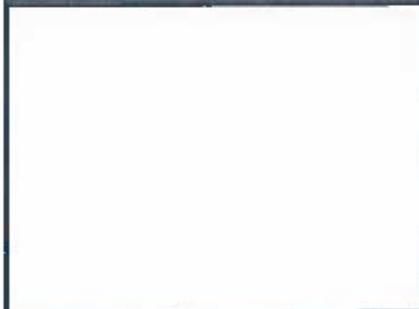
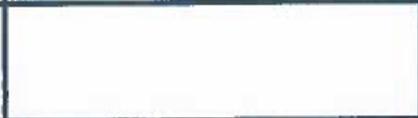
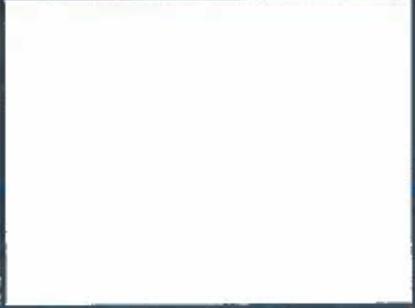
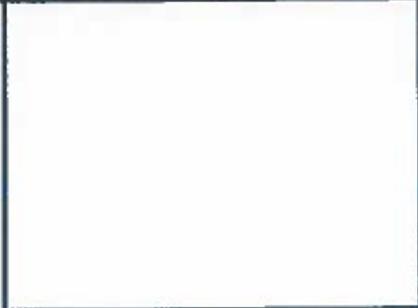
OFFICE (304) 424-8537

FAX (304) 424-8507



301.3 VACANT STRUCTURE HAS
BECOME A BLIGHT TO THE
NEIGHBORHOOD.

304.2, 304.1, 304.7, SIDING,
GENERAL EXTERIOR, ROOFS AND
DRAINAGE.



Douglass & Douglass

Attorneys at Law

914 Market Street, Suite 300

P. O. Box 472

Parkersburg, WV 26102-0472

Telephone (304) 435-4595

Fax (304) 435-5030

Ernest M. Douglass

Daniel B. Douglass (1929 - 2014)

July 18, 2016

City of Parkersburg
P.O. Box 1627
Parkersburg, WV 26102

ATTENTION: Code Enforcement
Building Enforcement Division

RE: Donald M. O'Brien III and A. Jean O'Brien, 524 West Virginia Avenue,
aka "#536 Beechwood Adn. 40 x 120 34th St.", Tax Parcel Map:
29 (was given to me as 20)-26

Dear Sir or Madam:

Pursuant to your request, I have examined the records and indexes in the Office of the Clerk of the County Commission of Wood County, West Virginia, wherein papers and/or documents pertaining to Real Estate titles in Wood County are recorded, for 50 years.

Based upon said examination, assuming the indexes to such records are correct, and subject to physical examination and survey of the Real Estate, as well as conformity to the "Truth in Lending" Law, I find a good and indefeasible record title vested in Donald M. O'Brien III and A. Jean O'Brien, husband and wife, subject only to the liens, defects and encumbrances hereinafter set forth, as well as valid but unperfected and unrecorded mechanic's liens, and if applicable, municipal fire fee and flood wall assessments, statutory mortgage liens upon public service properties of a public service district, all encumbrances, liens, or obligations arising from environmental conditions including but not limited to, hazardous waste, buried storage tanks, petroleum or petroleum products, and subject to matters indexed under the names of aliases or married or maiden names used by persons holding interests in the subject property, when such names are not disclosed to me, to all that certain lot, tract, or parcel of Real Estate lying and being in the City of Parkersburg, County of Wood, and State of West Virginia, and more particularly described as follows:

BEING all of Lot No. 536 in Beechwood Addition to the City of Parkersburg, Wood County, West Virginia, as laid down, designated and described in a plat of said Addition, which plat is of record in the Office of the Clerk of the County Commission of Wood County, West Virginia, in Plat Book No. 1, at page 14; to which plat reference is now made. Said lot fronting forty (40) feet on the southerly side of West Virginia Avenue (now 34th Street) and extending back between parallel lines, in a southerly direction one hundred twenty (120) feet to an alley, as fully shown on said plat.

City of Parkersburg
July 18, 2016
Page 2
Re: Donald M. O'Brien III and A. Jean O'Brien

Being the same real estate conveyed unto Donald M. O'Brien III and A. Jean O'Brien, husband and wife, by Deed from Francis C. Huber and Judith Ann Huber, husband and wife, dated May 29, 1996, and recorded in the Office of the Clerk of the County Commission of Wood County, West Virginia, in Deed Book 956, at page 586.

This conveyance is made subject to all rights of way, reservations, restrictive and protective covenants, utility easements, and oil, gas and mineral leases of record in the aforesaid Clerk's office.

LIENS, DEFECTS AND ENCUMBRANCES:

NOTIFY:

1. Donald M. O'Brien and A. Jean O'Brien, property owners.
2. The Sheriff of Wood County regarding real estate tax liens. The 2015 and 2016 real estate taxes have not been paid, and the 2016 real estate taxes are assessed as follows:

O'BRIEN, DONALD M. III
O'BRIEN, A. JEAN
#536 Beechwood Adn. 40 x 120 34th St.
Class 4 - Land \$2,940 Buildings \$60 Total \$3,000
Taxes \$43.34 per half year

Sincerely,



Ernest M. Douglass

Mayor Jimmy Colombo



CITY OF PARKERSBURG
CODE ENFORCEMENT
ONE GOVERNMENT SQUARE
P.O. BOX 1627
PARKERSBURG, WV 26102
PHONE 304-424-8594
FAX 304-424-8507

July 20, 2016

Merle Hesson et al
2630 Pleasants Hwy
St. Marys WV 26170

To Whom It May Concern:

Please be advised that the Code Department of the City of Parkersburg has done an inspection of property owned by you located at 1006 17th Street. Previous letters have gone unanswered by you and violations still exist.

The following exterior deficiencies exist:

301.3 Vacant structures and land. (THE VACANT STRUCTURE HAS BECOME A BLIGHT TO THE NEIGHBORHOOD. IT IS STICKERED FOR METH PRODUCTION AND NO PROPER REMEDIATION HAS BEEN DONE)

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

304.9 Overhang extensions. (SOFFIT AND FASCIA NEEDS REPAIRED)

All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.10 Stairways, decks, porches and balconies. (FRONT PORCH NEEDS REPAIRED OR REPLACED.)

Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

304.13 Window, skylight and door frames. (WINDOWS NEED REPAIRED OR REPLACED)

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.2 Protective treatment. (STRUCTURE NEEDS REPAIRED, REPAINTED AND/OR SIDED.)

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

This home has been referred to the Building Enforcement Agency for demolition.

This letter does not relieve the owner/contractor from compliance with all codes of the City of Parkersburg, whether addressed in this letter or not.

107.6 Transfer of ownership.

It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

111.1 Application for appeal.

Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for the appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of the code do not fully apply, or the requirements of the code are adequately satisfied by other means.

See attached photos.

Sincerely,



Gary Moss
Code Director

CITY OF PARKERSBURG
CODE ENFORCEMENT DIVISION
VIOLATIONS FOR 1006 17TH STREET 7/18/16

OFFICE (304) 424-8537

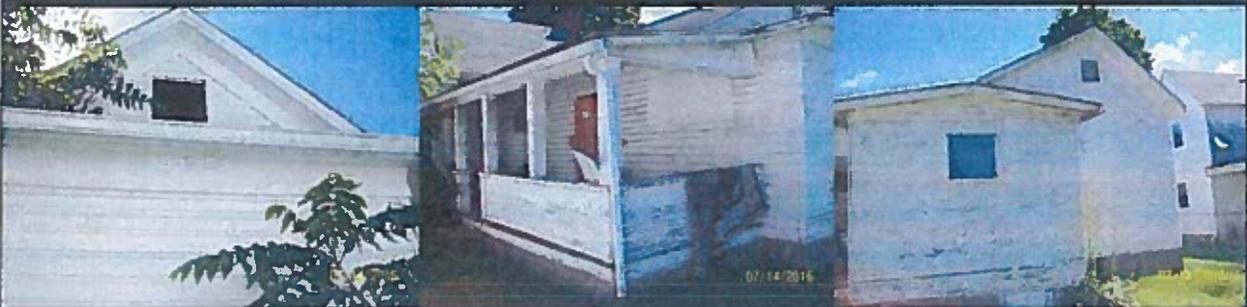
FAX (304) 424-8507



301.3 VACANT STRUCTURE HAS
BECOME A BLIGHT ON THE
NEIGHBORHOOD.

304.10 FRONT PORCH NEEDS
REPAIRS TO EXTERIOR.

304.9 SOFFITT/FASCIA NEEDS
REPAIRS.



304.13 WINDOWS MISSING.

304.2 STRUCTURE NEEDS
REPAINTED/SIDED.

304.6 EXTERIOR WALLS NEEDS
REPAIRED, PAINTED.

Douglass & Douglass

Attorneys at Law

914 Market Street, Suite 300

P. O. Box 472

Parkersburg, WV 26102-0472

Telephone (304) 485-4595

Fax (304) 485-5030

Ernest M. Douglass

Daniel B. Douglass (1929 - 2014)

July 18, 2016

City of Parkersburg
P.O. Box 1627
Parkersburg, WV 26102

ATTENTION: Code Enforcement
Building Enforcement Division

RE: Merle Hesson, Orpha Darney, James R. Hesson, Glenda M. Hesson Hearn, Kathryn M. McCullough, Martha K. Hesson, Charles William Hesson, John David Montgomery, Marla Jean Montgomery, James Robert Montgomery, John Fritsch, Michelle A. Ream, Deborah K. Allen, Beverly J. Tennant, Cynthia J. Hesson, Kathy L. Smith, and Charley G. Hesson, 1006- 17TH Street, Parkersburg, West Virginia, aka "Lot 45 x 100 17th Street", Tax Parcel Map: City of Parkersburg-70-322

Dear Sir or Madam:

Pursuant to your request, I have examined the records and indexes in the Office of the Clerk of the County Commission of Wood County, West Virginia, wherein papers and/or documents pertaining to Real Estate titles in Wood County are recorded, for 50 years.

Based upon said examination, assuming the indexes to such records are correct, and subject to physical examination and survey of the Real Estate, as well as conformity to the "Truth in Lending" Law, I find a good and indefeasible record title vested in Merle Hesson, Orpha Darney, James R. Hesson, Glenda M. Hesson Hearn, Kathryn M. McCullough, Martha K. Hesson, Charles William Hesson, John David Montgomery, John Fritsch, Michelle A. Ream, Deborah K. Allen, Beverly J. Tennant, Cynthia J. Hesson, Kathy L. Smith, and Charley G. Hesson, subject only to the liens, defects and encumbrances hereinafter set forth, as well as valid but unperfected and unrecorded mechanic's liens, and if applicable, municipal fire fee and flood wall assessments, statutory mortgage liens upon public service properties of a public service district, all encumbrances, liens, or obligations arising from environmental conditions including but not limited to, hazardous waste, buried storage tanks, petroleum or petroleum products, and subject to matters indexed under the names of aliases or married or maiden names used by persons holding interests in the subject property, when such names are not disclosed to me, to all that certain lot, tract, or parcel of Real Estate lying and being in the City of Parkersburg, County of Wood, and State of West Virginia, and more particularly described as follows:

City of Parkersburg
July 18, 2016
Page 2
Re: Merle Hesson, et al

BEGINNING at a point in the southerly line of 17th Street, distant 60 feet easterly from the easterly line of Latrobe Street; thence with the said southerly line of 17th Street in an easterly direction 45 feet to a point; thence in a southerly direction parallel to the said Latrobe Street, 100 feet to a point; thence in a westerly direction, parallel to the said Seventeen Street, 45' to a point; thence in a northerly direction parallel to Latrobe Street, 100 feet to the point of beginning, being a lot on the southerly side of Seventeenth Street.

Being the same real estate conveyed unto Mary E. Harding by Deed from Hazel Marie Hamrick, widow, dated April 10, 1975, and recorded in the Office of the Clerk of the County Commission of Wood County, West Virginia, in Deed Book 651, at page 112.

he said Mary E. Harding died intestate on October 30, 1989, leaving surviving her as her sole heirs at law her brother, Merle Hesson; her sister, her nieces and nephews, Orpha Darney, James R. Hesson, Glenda M. Hesson Hearn, Kathryn M. McCullough, Martha K. Hesson, Charles William Hesson, Thomas Eugene Hesson, and John Fritsch and great niece and nephews, John David Montgomery, Marla Jean Montgomery, and James Robert Montgomery, recorded in Miscellaneous Book 354, at page 508.

The said Thomas Eugene Hesson died intestate on June 4, 2002, leaving surviving him as his sole heirs at law his children, namely: Michelle A. Ream, Deborah K. Allen, Beverly J. Tennant, Cynthia J. Hesson, Kathy L. Smith, and Charley G. Hesson.

LIENS, DEFECTS AND ENCUMBRANCES:

NOTIFY:

1. Property owners: Merle Hesson, Orpha Darney, James R. Hesson, Glenda M. Hesson Hearn, Kathryn M. McCullough, Martha K. Hesson, Charles William Hesson, John David Montgomery, Marla Jean Montgomery, James Robert Montgomery, John Fritsch, Michelle A. Ream, Deborah K. Allen, Beverly J. Tennant, Cynthia J. Hesson, Kathy L. Smith, and Charley G. Hesson

City of Parkersburg
July 18, 2016
Page 3
Re: Merle Hesson, et al

Their addresses can be found in the probate records of the Estate of Mary E. Harding and Thomas E. Hesson. You should publish notice to the unknown heirs and claimants of the Estate of Kathy L. Smith, an heir of Thomas Hesson, who died December 8, 2008.

2. The Sheriff of Wood County regarding real estate tax liens. The property was sold to the State for 2014 delinquent taxes.

3. West Virginia State Auditor regarding the sale to the State for delinquent taxes for 2014.

4. West Virginia State Tax Department to whom the interests of Thomas Hesson were forfeited due to his interest in the subject property not being listed in the Appraisalment of his Estate.

Sincerely,



Ernest M. Douglass

vrs

Mayor Jimmy Colombo



CITY OF PARKERSBURG
CODE ENFORCEMENT
ONE GOVERNMENT SQUARE
P.O. BOX 1627
PARKERSBURG, WV 26102
PHONE 304-424-8594
FAX 304-424-8507

July 20, 2016

Ursel & Nancy Marshall
565 Forest Hills Rd.
Parkersburg, WV 26101

Dear Mr. & Mrs. Marshall,

Please be advised that the Code Department of the City of Parkersburg has done an inspection of property owned by you located at 1114 Swann Street. Previous letters have gone unanswered by you and violations still exist.

The following exterior deficiencies exist:

301.3 Vacant structures and land. (THE VACANT STRUCTURE HAS BECOME A BLIGHT TO THE NEIGHBORHOOD.)

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

304.9 Overhang extensions. (SOFFIT AND FASCIA NEEDS REPAIRED)

All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.7 Roofs and drainage. (GUTTERS AND DOWNSPOUTS NEED REPAIRED OR REPLACED. ROOF NEEDS REPAIRED OR REPLACED.)

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

304.10 Stairways, decks, porches and balconies. (PORCH IS IN POOR CONDITION)

Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

304.13 Window, skylight and door frames. (WINDOWS NEED REPAIRED OR REPLACED)
Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.2 Protective treatment. (EXTERIOR NEEDS EXTENSIVE REPAIRS.)

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

This home has been referred to the Building Enforcement Agency for demolition.

This letter does not relieve the owner/contractor from compliance with all codes of the City of Parkersburg, whether addressed in this letter or not.

107.6 Transfer of ownership.

It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

111.1 Application for appeal.

Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for the appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of the code do not fully apply, or the requirements of the code are adequately satisfied by other means.

See attached photos.

Sincerely,



Gary Moss
Code Director

CITY OF PARKERSBURG
CODE ENFORCEMENT DIVISION
VIOLATIONS FOR 1114 SWANN STREET 7/15/16

OFFICE (304) 424-8537

FAX (304) 424-8507



301.3 VACANT STRUCTURE HAS BECOME A BLIGHT TO THE NEIGHBORHOOD.



304.9 SOFFITT/FASCIA NEEDS REPAIRS.



304.13 WINDOWS MISSING.



304.13, 304.10 PORCH IN POOR CONDITION, WINDOWS NEED REPAIRED/REPLACED.



304.7 DRAINAGE NEEDS REPLACED.



304.1 GENERAL EXTERIOR NEEDS EXTENSIVE REPAIRS.



304.2 HOUSE NEEDS REPAINTED, OR SIDED.



304.10, 304.7 BACK PORCH IN POOR CONDITION, DRAINAGE NEEDS REPAIRS.

Douglass & Douglass

Attorneys at Law

914 Market Street, Suite 300

P. O. Box 472

Parkersburg, WV 26102-0472

Telephone (304) 485-4595

Fax (304) 485-5030

Ernest M. Douglass

Daniel B. Douglass (1929 - 2014)

July 11, 2016

City of Parkersburg
P.O. Box 1627
Parkersburg, WV 26102

ATTENTION: Code Enforcement
Building Enforcement Division

RE: Ursel E. Marshall and Nancy Marshall
1114 Swann Street, Parkersburg, West Virginia, aka
"Pt #40 Tefft's Adn 35 x 125", Tax Parcel Map: City
of Parkersburg-77-124

Dear Sir or Madam:

Pursuant to your request, I have examined the records and indexes in the Office of the Clerk of the County Commission of Wood County, West Virginia, wherein papers and/or documents pertaining to Real Estate titles in Wood County are recorded, for 50 years.

Based upon said examination, assuming the indexes to such records are correct, and subject to physical examination and survey of the Real Estate, as well as conformity to the "Truth in Lending" Law, I find a good and indefeasible record title vested in Ursel E. Marshall and Nancy Marshall, husband and wife, subject only to the liens, defects and encumbrances hereinafter set forth, as well as valid but unperfected and unrecorded mechanic's liens, and if applicable, municipal fire fee and flood wall assessments, statutory mortgage liens upon public service properties of a public service district, all encumbrances, liens, or obligations arising from environmental conditions including but not limited to, hazardous waste, buried storage tanks, petroleum or petroleum products, and subject to matters indexed under the names of aliases or married or maiden names used by persons holding interests in the subject property, when such names are not disclosed to me, to all that certain lot, tract, or parcel of Real Estate lying and being in the City of Parkersburg, County of Wood, and State of West Virginia, and more particularly described as follows:

BEGINNING at the southwest corner of the property formerly purchased by Vandervort & Miller, and a part of the same hereinafter referred to and running with Swann Street N. 25-1/2 degrees E. 35 feet; thence back on a line parallel with Charles Street 125 feet to an alley; thence with said alley towards Charles Street 35 feet; thence on a line parallel with Charles Street 125 feet to the beginning, and being a part of Lot No. 40 in Tefft's Addition to the City of Parkersburg, as shown on a Plat of said Addition of record in the Office of

City of Parkersburg
July 11, 2016
Page 2
Re: Ursel E. Marshall and Nancy Marshall

the Clerk of the County Commission of Wood County, West Virginia, in Deed Book 27, at page 398, reference to which plat is hereby made and had.

Being the same real estate conveyed unto Ursel E. Marshall and Nancy Marshall, husband and wife, by Deed from Elizabeth E. Currey, dated March 23, 1994, and recorded in the aforesaid Clerk's Office in Deed Book 929, at page 449.

This conveyance is made subject to any and all right of ways and easements affecting all or any part of the real estate hereby conveyed and now of record, and to all of the restrictions, reservations, exceptions, covenants and conditions contained and set forth in prior documents in the chain of title or as may be ascertained by a physical inspection of the said property.

LIENS, DEFECTS AND ENCUMBRANCES:

NOTIFY:

1. Ursel E. Marshall and Nancy Marshall, property owners.

2. The Sheriff of Wood County regarding real estate tax liens. The 2015 and 2016 real estate taxes have not been paid, and the 2016 real estate taxes are assessed as follows:

MARSHALL, URSEL E. & NANCY
Pt #40 Tefft's Adn 35 x 125
Class 4 - Land \$1,860 Buildings \$8,940 Total \$10,800
Taxes \$159.60 per half year

3. City of Parkersburg by virtue of its three Judgment Liens described as follows:

A. Judgment Lien of December 3, 2007 rendered against Nancy M. Marshall and Ursel E. Marshall in Wood County Magistrate Court Case No. 07-C-1793, in the amount of

City of Parkersburg
July 11, 2016
Page 3
Re: Ursel E. Marshall and Nancy Marshall

\$1,225.93, costs of \$218.07 plus interest at 9.75% per annum, recorded on December 28, 2007, in General Lien Book 1469, at page 612.

B. Judgment Lien of March 31, 2010 rendered against Nancy A. Marshall and Ursel E. Marshall in Wood County Magistrate Court Case No. 09-C-2533, in the amount of \$734.28, plus court costs of \$88.00 plus interest at 7.0% per annum, recorded on July 7, 2010, in General Lien Book 1610, at page 654.

C. Judgment Lien of November 20, 2012, rendered against Nancy M. Marshall and Ursel Marshall in Wood County Magistrate Court Case No. 12-C-1391, in the amount of \$253.67, plus court costs of \$100.00 plus interest at 7.0% per annum, recorded on December 28, 2012, in General Lien Book 1741, at page 406.

4. State of West Virginia for its tax lien against Ursel E. Marshall and Nancy M. Marshall, for the period of December 31, 2008, in the amount of \$1,903.00 plus interest of \$740.19 and Penalty of \$951.78, for a total amount of \$3,594.97, for Account No. 2085-6511, and recorded on May 23, 2013, in Lien Book 1765, at page 919

5. The Trustees and Beneficial Holder of the following Deed of Trust:

A Deed of Trust from Ursel Marshall and Nancy Marshall to Virtual Title Agency Inc., Trustee for New Century Mortgage Corporation, 18400 Von Karman, Suite 1000, Irving, CA 92612, due on June 1, 2029, in the amount of \$49,000.00, dated April 27, 1999, and

City of Parkersburg
July 11, 2016
Page 4
Re: Ursel E. Marshall and Nancy Marshall

recorded in General Lien Book 838, at page 439. By Assignment recorded in General Lien 1719, at page 890, the beneficial holder is J P Morgan Chase Bank, NA, 700 Kansas Lane, Monroe, LA 71203. The current Trustees, whose address are not given, are Richard A. Pill, David D. Pill and Amanda E. Steiner, by Substitution recorded in General Lien Book 1748, at page 415.

Sincerely,



Ernest M. Douglass

vrs

Mayor Jimmy Colombo



CITY OF PARKERSBURG
CODE ENFORCEMENT
ONE GOVERNMENT SQUARE
P.O. BOX 1627
PARKERSBURG, WV 26102
PHONE 304-424-8594
FAX 304-424-8507

July 20, 2016

Rebecca Balog
FKA Rebecca Henderson
131 Greentree Drive
Parkersburg, WV 26104-8429

Dear Ms Balog,

Please be advised that the Code Department of the City of Parkersburg has done an inspection of property owned by you located at 1007 7th Street. Previous letters have gone unanswered and violations still exist.

The following exterior deficiencies exist:

301.3 Vacant structures and land. (THE VACANT STRUCTURE HAS BECOME A BLIGHT TO THE NEIGHBORHOOD.)

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

304.1 General. (EXTERIOR IS OVERGROWN AND DETERIORATED)

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

304.9 Overhang extensions. (SOFFIT AND FASCIA NEEDS REPAIRED)

All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.7 Roofs and drainage. (GUTTERS AND DOWNSPOUTS NEED REPAIRED OR REPLACED. ROOF NEEDS REPAIRED OR REPLACED.)

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

304.10 Stairways, decks, porches and balconies. (PORCH IS IN POOR CONDITION)
Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

304.2 Protective treatment. (EXTERIOR NEEDS EXTENSIVE REPAIRS INCLUDING WINDOWS.)

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

This home has been referred to the Building Enforcement Agency for demolition.

This letter does not relieve the owner/contractor from compliance with all codes of the City of Parkersburg, whether addressed in this letter or not.

107.6 Transfer of ownership.

It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

111.1 Application for appeal.

Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for the appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of the code do not fully apply, or the requirements of the code are adequately satisfied by other means.

See attached photos.

Sincerely,



Gary Moss
Code Director

CITY OF PARKERSBURG
CODE ENFORCEMENT DIVISION
VIOLATIONS FOR 1006 7TH STREET 7/15/16

OFFICE (304) 424-8537

FAX (304) 424-8507



301.3 VACANT STRUCTURE HAS BECOME A BLIGHT TO THE NEIGHBORHOOD.



304.1 GENERAL OVERGROWN AND DETERIORATED.



304.7 ROOF, DRAINAGE NEED EXTENSIVE REPAIRS.



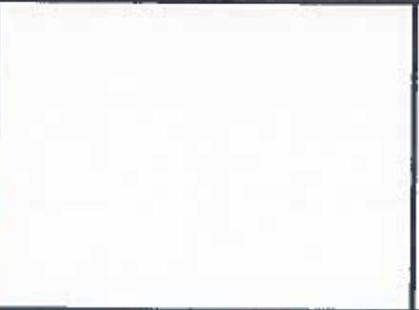
304.10 FRONT PORCH ROOF HAS COLLAPSED INTO YARD.



304.2, 304.13 PAINT ON EXTERIOR IS NEEDED, WINDOWS NEED REPAIRED.



304.1 HOUSE IS IN NEED OF MANY REPAIRS TO EXTERIOR.



Douglass & Douglass

Attorneys at Law

914 Market Street, Suite 300

P. O. Box 472

Parkersburg, WV 26102-0472

Telephone (304) 485-4595

Fax (304) 485-5030

Ernest M. Douglass

Daniel B. Douglass (1929 - 2014)

July 11, 2016

City of Parkersburg
P.O. Box 1627
Parkersburg, WV 26102

ATTENTION: Code Enforcement
Building Enforcement Division

RE: Rebecca Balog, fka Rebecca Henderson
1007 Seventh Street, Parkersburg, West Virginia, aka
"Lot 117 x 37.5 x 106 x 40 N/S Seventh St", Tax Parcel
Map: City of Parkersburg-82-43

Dear Sir or Madam:

Pursuant to your request, I have examined the records and indexes in the Office of the Clerk of the County Commission of Wood County, West Virginia, wherein papers and/or documents pertaining to Real Estate titles in Wood County are recorded, for 50 years.

Based upon said examination, assuming the indexes to such records are correct, and subject to physical examination and survey of the Real Estate, as well as conformity to the "Truth in Lending" Law, I find a good and indefeasible record title vested in Rebecca Balog, fka Rebecca Henderson, subject only to the liens, defects and encumbrances hereinafter set forth, as well as valid but unperfected and unrecorded mechanic's liens, and if applicable, municipal fire fee and flood wall assessments, statutory mortgage liens upon public service properties of a public service district, all encumbrances, liens, or obligations arising from environmental conditions including but not limited to, hazardous waste, buried storage tanks, petroleum or petroleum products, and subject to matters indexed under the names of aliases or married or maiden names used by persons holding interests in the subject property, when such names are not disclosed to me, to all that certain lot, tract, or parcel of Real Estate lying and being in the City of Parkersburg, County of Wood, and State of West Virginia, and more particularly described as follows:

BEGINNING at a point on the north side of Seventh Street, 52.24 feet from the Northeast corner of "B" Street and Seventh Street on the line of said Seventh Street; thence Northerly 117 feet with the line of the Lizzie A. McDonal property (so-called) to a 10 foot alley; thence Easterly 37.5 feet with the line of said 10 foot alley to a point; thence Southerly 106 feet to said Seventh Street; thence Westerly with the line of Seventh Street 40 feet to the place of beginning.

City of Parkersburg

July 11, 2016

Page 2

Re: Rebecca Balog fka Rebecca Henderson

Being the same real estate conveyed unto Rebecca Henderson by Deed from Gerald D. Hamilton and Sherry L. Hamilton, husband and wife, dated June 27, 2006, and recorded in the Office of the Clerk of the County Commission of Wood County, West Virginia, in Deed Book 1098, at page 818. Being also the same real estate conveyed unto Rebecca Balog fka Rebecca Henderson by Quit Claim Deed from Belpre Savings Bank, dated March 1, 2016, and recorded in the aforesaid Clerk's Office in Deed Book 1243, at page 117.

LIENS, DEFECTS AND ENCUMBRANCES:

NOTIFY:

1. Rebecca Balog, fka Rebecca Henderson, property owner.

2. The Sheriff of Wood County regarding real estate tax liens. The 2015 real estate taxes have been paid, and the 2016 real estate taxes, which have not been paid, are assessed as follows:

HENDERSON, REBECCA
Lot 117 x 37.5 x 106 x 40 N/S Seventh St
Class 2 - Land \$8,160 Buildings \$14,700 Total \$22,860
Taxes \$148.72 per half year

3. The Trustee and Beneficial Holder of the following Credit Line Deed of Trust:

A Credit Line Deed of Trust from Rebecca Balog, formerly Rebecca Henderson, and Donald C. Balog to Catherine Barker, Trustee for Belpre Savings Bank, 605 Washington Boulevard, Belpre, OH 45714, in an amount not to exceed \$40,600.00, and recorded in General Lien Book 1440, at page 742. Golden & Amos, PLLC replaced Rebecca Balog as the Trustee. (Serve Golden & Amos through the Secretary of State.)

City of Parkersburg
July 11, 2016
Page 3
Re: Rebecca Balog fka Rebecca Henderson

4. Samuel Adams and Martha J. Adams by virtue of their reserved joint life estates referenced in their Deed dated August 30, 1946, to Burl Adams, which Deed is recorded in Deed Book 288, at page 76. Their address and whether they are alive are unknown.

5. Monongahela Power Company, a West Virginia Corporation, or its successors, by virtue of its right of way from Burl C. Adams and Pauline Adams, his wife, dated March 12, 1959, and recorded in Deed Book 422, at page 162.

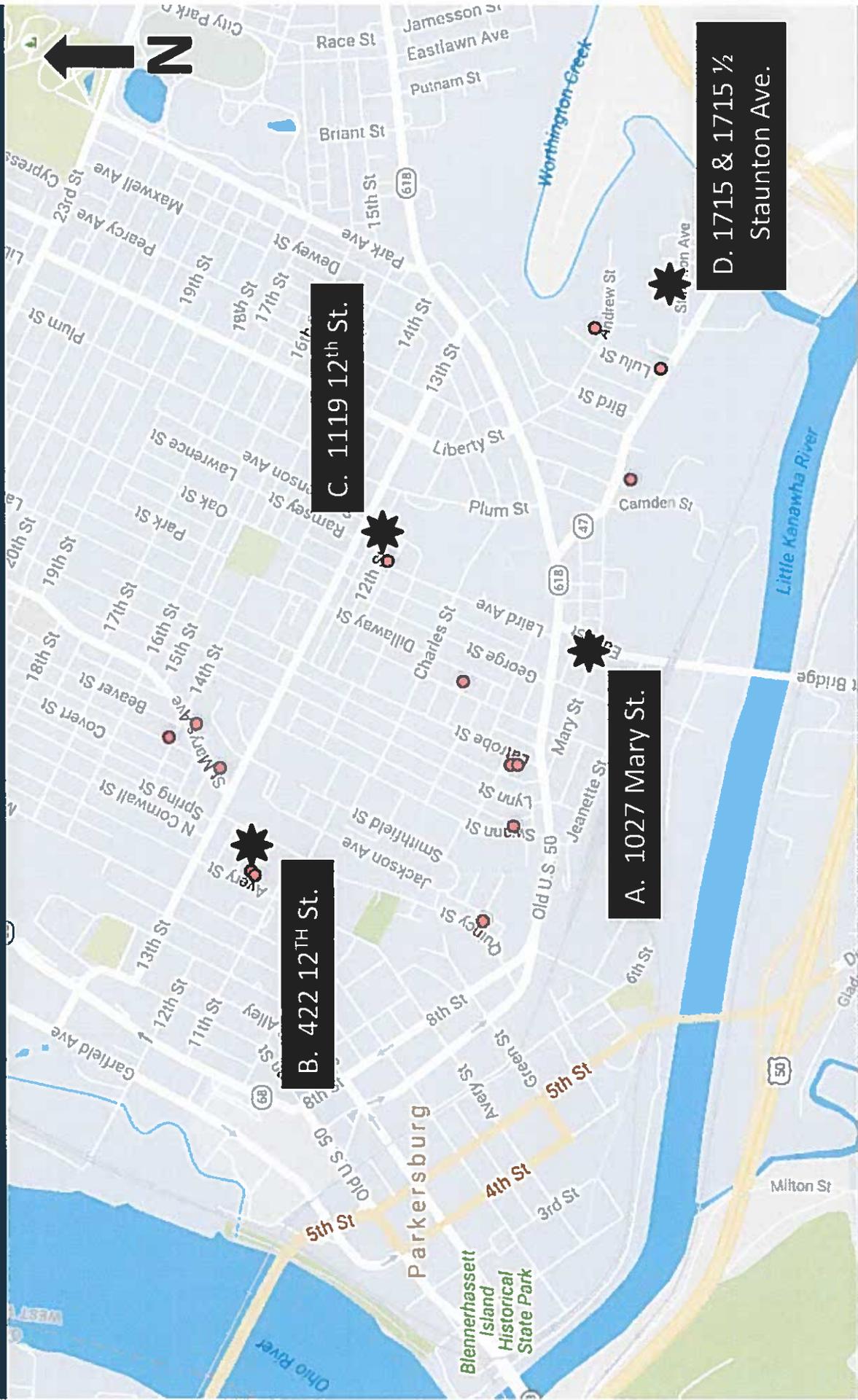
Sincerely,



Ernest M. Douglass

vrs

Map of Old Business / Acquire & Demolish along with Current PURA Properties



Current PURA Properties



Acquire & Demolish



Legend:

**RESOLUTION OF THE URBAN RENEWAL AUTHORITY OF
THE CITY OF PARKERSBURG TO ACQUIRE CERTAIN
REAL ESTATE BY THE POWER OF EMINENT DOMAIN**

WHEREAS, the Urban Renewal Authority of the City of Parkersburg is charged with the duty and responsibility of eliminating slum and blighted conditions within the City of Parkersburg, as set forth in the redevelopment plan previously approved by the City Council of the City of Parkersburg, in accordance with West Virginia Code 16-18-6, and

WHEREAS, part and parcel of that plan is the acquisition and demolition or future use of certain parcels of real estate now in a slum or blighted condition, and

WHEREAS, the Urban Renewal Authority of the City of Parkersburg has designated that certain real property located at **1027 Mary Street**, to be in such condition.

WHEREAS, working in conjunction with the City of Parkersburg, the Urban Renewal Authority of the City of Parkersburg has secured adequate loan funds from the West Virginia Housing Development Fund to acquire and demolish the aforementioned property, and

NOW THEREFORE LET IT BE RESOLVED that the Urban Renewal Authority of the City of Parkersburg, pursuant to the provisions of West Virginia Code 16-18-8; 54-1-1; and 54-1-2(9), acquire the following described real estate by the exercise of the power of eminent domain:

Beginning at an iron stake in the northwest corner of East and Mary Street; thence Westerly along the line of Mary Street 33.8 feet to an iron stake; thence northerly along the line of a lot deeded to Louis Scherner by Eliza C. Peter 80.3 feet to an iron stake; thence Easterly along the line of a lot conveyed by Eliza Peters to Mrs. Quick 33.7 feet to an iron stake in the West line of East Street; thence with the westerly line of East Street in a southerly direction to Mary Street, the place of beginning.

Being the same real estate conveyed unto Paramount Development Properties, LLC, a West Virginia limited liability company, by Deed from James C. Cobbs, Attorney in Fact for Home Opportunity, LLC, a Delaware limited liability company, dated December 11, 2015, and recorded in the Office of the Clerk of the County Commission of Wood County, West Virginia, in Deed Book 1239, at page 354.

This conveyance is made subject to all rights of way, reservation, restrictive and protective covenants, and oil, gas and mineral leases of record in the chain of title in the aforesaid Clerk's Office.

THE URBAN RENEWAL AUTHORITY OF
THE CITY OF PARKERSBURG

BY _____

ITS _____

ATTEST: _____

**RESOLUTION OF THE URBAN RENEWAL AUTHORITY OF
THE CITY OF PARKERSBURG TO ACQUIRE CERTAIN
REAL ESTABE BY THE POWER OF EMINENT DOMAIN**

WHEREAS, the Urban Renewal Authority of the City of Parkersburg is charged with the duty and responsibility of eliminating slum and blighted conditions within the City of Parkersburg, as set forth in the redevelopment plan previously approved by the City Council of the City of Parkersburg, in accordance with West Virginia Code 16-18-6, and

WHEREAS, part and parcel of that plan is the acquisition and demolition or future use of certain parcels of real estate now in a slum or blighted condition, and

WHEREAS, the Urban Renewal Authority of the City of Parkersburg has designated that certain real property located at **422 12th Street**, to be in such condition.

WHEREAS, working in conjunction with the City of Parkersburg, the Urban Renewal Authority of the City of Parkersburg has secured adequate loan funds from the West Virginia Housing Development Fund to acquire and demolish the aforementioned property, and

NOW THEREFORE LET IT BE RESOLVED that the Urban Renewal Authority of the City of Parkersburg, pursuant to the provisions of West Virginia Code 16-18-8; 54-1-1; and 54-1-2(9), acquire the following described real estate by the exercise of the power of eminent domain:

Beginning at a corner of a lot owned by J. L. Evans of Twelfth Street; thence with Twelfth Street toward Avery Street thirty-one (31) feet to J.C. Corders corner; thence with said Corders line one hundred and five (105) feet back to an alley; thence with said alley thirty-one (31) feet to the Evans lot; thence with said Evan's line one hundred and five (105) feet to Twelfth Street, the place of beginning.

Being the same real estate conveyed unto Matthew S. Gabbert, son, and Virginia A. Gabbert, mother, by Deed from Earl E. McElfresh, dated October 18, 2011, and recorded in the Office of the Clerk of the County Commission of Wood County, West Virginia, in Deed Book 1177, at page 806.

This conveyance is subject to the exceptions, reservations, and restrictions contained in prior deeds of record.

THE URBAN RENEWAL AUTHORITY OF
THE CITY OF PARKERSBURG

BY _____

ITS _____

ATTEST: _____

**RESOLUTION OF THE URBAN RENEWAL AUTHORITY OF
THE CITY OF PARKERSBURG TO ACQUIRE CERTAIN
REAL ESTATE BY THE POWER OF EMINENT DOMAIN**

WHEREAS, the Urban Renewal Authority of the City of Parkersburg is charged with the duty and responsibility of eliminating slum and blighted conditions within the City of Parkersburg, as set forth in the redevelopment plan previously approved by the City Council of the City of Parkersburg, in accordance with West Virginia Code 16-18-6, and

WHEREAS, part and parcel of that plan is the acquisition and demolition or future use of certain parcels of real estate now in a slum or blighted condition, and

WHEREAS, the Urban Renewal Authority of the City of Parkersburg has designated that certain real property located at 1119 12th Street, to be in such condition.

WHEREAS, working in conjunction with the City of Parkersburg, the Urban Renewal Authority of the City of Parkersburg has secured adequate loan funds from the West Virginia Housing Development Fund to acquire and demolish the aforementioned property, and

NOW THEREFORE LET IT BE RESOLVED that the Urban Renewal Authority of the City of Parkersburg, pursuant to the provisions of West Virginia Code 16-18-8; 54-1-1; and 54-1-2(9), acquire the following described real estate by the exercise of the power of eminent domain:

Being all of Lot No. 65 of Stewards Second Addition to Parkersburg, as shown on a Plat thereof of record in the Office the Clerk of the County Commission of Wood County, West Virginia, in Deed Book 62, at page 314, to which said Plat reference is hereby made and had for a more particular description of said lot.

Being the same real estate conveyed unto Savannah R. Sprouse, by Deed from Stonecrest income and Opportunity Fund I, LLC, dated February 14, 2014, and recorded in the office of the Clerk of the County Commission of Wood County, West Virginia, in Deed Book 1209, at page 740.

The conveyance is made subject to reservations, restrictive covenants, easements, leases and rights of way of record.

THE URBAN RENEWAL AUTHORITY OF
THE CITY OF PARKERSBURG

BY _____

ITS _____

ATTEST: _____

**RESOLUTION OF THE URBAN RENEWAL AUTHORITY OF
THE CITY OF PARKERSBURG TO ACQUIRE CERTAIN
REAL ESTATE BY THE POWER OF EMINENT DOMAIN**

WHEREAS, the Urban Renewal Authority of the City of Parkersburg is charged with the duty and responsibility of eliminating slum and blighted conditions within the City of Parkersburg, as set forth in the redevelopment plan previously approved by the City Council of the City of Parkersburg, in accordance with West Virginia Code 16-18-6, and

WHEREAS, part and parcel of that plan is the acquisition and demolition or future use of certain parcels of real estate now in a slum or blighted condition, and

WHEREAS, the Urban Renewal Authority of the City of Parkersburg has designated that certain real property located at **1715 and 1715 ½ Staunton Avenue**, to be in such condition.

WHEREAS, working in conjunction with the City of Parkersburg, the Urban Renewal Authority of the City of Parkersburg has secured adequate loan funds from the West Virginia Housing Development Fund to acquire and demolish the aforementioned property, and

NOW THEREFORE LET IT BE RESOLVED that the Urban Renewal Authority of the City of Parkersburg, pursuant to the provisions of West Virginia Code 16-18-8; 54-1-1; and 54-1-2(9), acquire the following described real estate by the exercise of the power of eminent domain:

Being all of Lot No. Eight (8_) of the Ross Subdivision of Block No. 11 of Staunton Pike Addition to the City of Parkersburg, as shown and described on a Plat of said Subdivision, of record in the Office of the Clerk of the County Commission of Wood County, West Virginia, in Plat Book No 1. at page 42, to which plat, so of record, reference is here made and had for a more complete description of said lot.

Being the same real estate conveyed unto Oral Bruce Richardson, Jr. and Mark K. Richardson, husband and wife, by deed dated July 23, 1993, of record in the aforesaid Clerk's Office in Deed Book 922, at page 286.

The conveyance is made subject to all rights of way, reservations, restrictive and protective covenants, utility easements, and oil, gas and mineral lease of record in the chain of title in the aforesaid Clerk's Office.

THE URBAN RENEWAL AUTHORITY OF
THE CITY OF PARKERSBURG

BY _____

ITS _____

ATTEST: _____

April 19, 2016

The Council of the City of Parkersburg, acting in their legal capacity as the Urban Renewal Authority of the City of Parkersburg, met Tuesday, April 19, 2016 at 7:50 PM in the Council Chambers of the Municipal Building at One Government Square, Parkersburg, WV 26101.

The meeting was called to order by Chairman, Mike Reynolds, who presided over the meeting. The Clerk noted the attendance and those present included Councilmen Nancy Wilcox, Sharon Lynch, Roger Brown, JR Carpenter, Warren Bigley, Jim Reed, John Rockhold, and Mike Reynolds. Kim Coram was absent.

MINUTES – Mr. Bigley moved, seconded by Ms. Wilcox, to approve the minutes from the meeting held January 26, 2016, and the motion was adopted by unanimous vote.

At 7:50 PM, Chairman Reynolds declared a public hearing open to give citizens an opportunity to voice their opinion on these recommendations, items a-n.

The Authority discussed the following recommendations from the Parkersburg Building Enforcement Agency:

- a. Demolish 821 Swan Street and place a lien on the property
- b. Resolution to acquire and demolish 1027 Mary Street by Eminent Domain
- c. Resolution to acquire and demolish 422 12th Street by Eminent Domain
- d. Demolish 1419 Covert Street and place a lien on the property
- e. Resolution to acquire and demolish 1119 12th Street by Eminent Domain
- f. Demolish 820 15th Street and place a lien on the property
- g. Demolish 1415 Lynn Street and place a lien on the property
- h. Demolish 1237 Swann Street and place a lien on the property
- i. Resolution to acquire and demolish 1715 and 1715 1/2 Staunton Avenue by Eminent Domain
- j. Demolish 1019 19th Street and place a lien on the property
- k. Demolish 1017 Laird Avenue and place lien on the property
- l. Demolish 819 18th Street and place a lien on the property
- m. Demolish 1327 Latrobe Street and place a lien on the property
- n. Demolish 916 14th Street and place a lien on the property

Mr. Carpenter stated that people think they can keep the land if the City demolishes their house. Assistant, City Attorney, Rob Tebay, stated that if they want to demolish and take care of it, they can. We don't want to take their property if they can take care of it themselves.

Mr. Carpenter asked about 1715 and 1715 ½ Staunton Avenue. He said there was a trailer behind the house and asked what would happen to it. Mr. Yeager said it would be our property. Mr. Tebay stated that the trailer may not be on that lot, but that will be determined.

There were no other comments, and the hearing was declared closed at 7:55 PM.

MOTION – Mr. Rockhold moved, seconded by Mr. Carpenter, to demolish and/or acquire and demolish these properties by eminent domain and place liens on the properties, and the motion was adopted by unanimous vote.

The Authority then discussed the next items a-l, which had been approved, but required a resolution.

- a. Resolution reaffirming the acquisition and demolition of 1310 Avery Street by Eminent Domain
- b. Resolution reaffirming and acquisition and demolition of 2610 Vaughn Street by Eminent Domain
- c. Resolution reaffirming the acquisition and demolition of 2110 Private Avenue by Eminent Domain
- ~~d. Resolution reaffirming the acquisition and demolition of 1413 St. Mary's Street by Eminent Domain~~
- e. Resolution reaffirming the acquisition and demolition of 607 13th Street by Eminent Domain
- f. Resolution reaffirming the acquisition and demolition of 609 13th Street by Eminent Domain
- g. Resolution reaffirming the acquisition and demolition of 1008 13th Street by Eminent Domain
- h. Resolution reaffirming the acquisition and demolition 1411 20th Street by Eminent Domain
- ~~i. Resolution reaffirming the acquisition and demolition of 424 12th Street by Eminent Domain~~

MOTION – Mr. Carpenter moved, seconded by Mr. Rockhold, to adopt resolutions a, b, c, e, f, g, and h and delete 'd' and 'i', and the motion was adopted by unanimous vote.

April 19, 2016

PROGRESS REPORT – Mr. Yeager stated that a demolition list would be prepared within the next 30 days to get ready to bid. He also noted that Parkersburg was selected to participate in WV Magazine.

Mr. Rockhold stated that about 12 properties have been demolished by property owners because of the vacant property registration ordinance. People will begin receiving notices for the \$100.00 per month penalty on vacant buildings on our list.

Ms. Lynch stated that there are two houses at the end of the street on Stewart Avenue that are not on the list, but they are in very bad condition with doors open and windows gone.

Ms. Wilcox stated that 800 Hillcrest Street is in very bad condition, and #13 on the list. Mr. Yeager stated that we were making progress.

The meeting adjourned at 8:05 PM.

City Clerk

Chairman