

Urban Renewal Authority of the City of Parkersburg Agenda

Date: October 25, 2016

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

Location: City Council Chambers

1. Call to Order
2. Approval of Meeting Minutes from October 11, 2016
3. Public Hearing
4. New Business
5. Old Business
 - A. Application to donate property located at 659 E. 8th Street (City Tax Map 81, Parcel 97). Applicant: Regis Jones
6. Any other Business
7. Adjournment

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

The Council of the City of Parkersburg, acting in their legal capacity as the Urban Renewal Authority of the City of Parkersburg, met Tuesday, October 11, 2016 at 8:10 PM immediately following the City Council meeting that evening. They met in the Council Chambers on the second floor of the Municipal Building at One Government Square, Parkersburg, WV 26101.

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

MINUTES – Mr. Bigley moved, seconded by Mr. Reed, to approve the minutes from the meeting held September 27, 2016, and the motion was adopted by unanimous vote.

PUBLIC HEARING – At 8:12 PM, Chairman Reynolds declared a public hearing open on the two matters this evening. No one appeared and the hearing was declared closed at 8:13 PM.

659 E. 8th Street – applicant asks to donate this property to the URA. Mr. Yeager told the Authority that there were no outstanding fees on this property, but there is no title opinion. It is 2,000 square feet in an R-4 zoning district, where the minimum lot size to build is 5,000 square feet.

Mr. Rockhold asked if there was any money owed on this property, but we do not have that information. It is a very small lot and it would cost from \$5,000.00 to \$7,500.00 to demolish it, if there are no environmental problems. It is currently on the vacant property list.

When Ms. Lynch asked if it was the owner's responsibility to demolish the property, Mr. Yeager said it would, but we do not know the condition at this time. When she asked why the applicant wanted to donate it to the City, Mr. Yeager said there could be lots of reasons, but mainly liability. Our rules for donations were originally set up as a way for us to get properties for redevelopment. Our process was that we were to receive a letter from the owners, but we got this application instead. They do not own any other property.

MOTION – Mr. Rockhold moved, seconded by Ms. Coram, to table this item until October 25th so we could find out more information about the condition of the house, and if they are being billed for being a vacant property, and also to check on the properties on either side.

VOTE – the motion was adopted by majority vote, as follows:

VOTING 'YES'	VOTING 'NO'
Ms. Coram	Ms. Wilcox
Mr. Carpenter	Ms. Lynch
Mr. Bigley	Mr. Brown
Mr. Rockhold	Mr. Reed
Mr. Reynolds	

1419 Covert Street – Mr. Yeager stated that this was a re-submission of an application to donate this property. Ms. Wilcox asked why we turned it down before, and Mr. Yeager said that we had a title opinion, but it did not reflect if there were liens or fees owned.

Mr. Carpenter said this property is being broken into and being used for what it should not be used for.

This property is currently on our demolition list, Ms. Coram stated. If URA owns it, we could talk to the owners about another use.

MOTION – Mr. Rockhold moved, seconded by Mr. Carpenter, to accept this property to be demolished.

We will pay to demolish this property, Ms. Wilcox stated, and it should be taken down. She said that she had houses in her district that she has waited eight years for demolition, and they are still on the list. The fire department has burned two of them, but she can't see putting that much into demolishing them, and getting little back. Other houses are worse, she said.

Ms. Lynch agreed that there are houses in worse condition. Mr. Carpenter stated that if we don't take it now, we will still demolish it and won't be able to do anything with it.

VOTE – The motion was adopted by majority vote with all members voting "yes" with the exception of Ms. Wilcox and Ms. Lynch voting "no".

The meeting adjourned at 8:25 PM.

Sharon Lynch

 City Clerk

 Chairman, URA



Parkersburg Urban Renewal Authority Staff Report

Municipal Building | Council Chambers | October 11, 2016

Parkersburg Urban Renewal Authority

Chair

Mike Reynolds

Vice- Chair

Warren Bigley

Members

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

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

OWNER: Regis Jones

BACKGROUND

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



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

CITY FEES (As of October 4th, 2016)

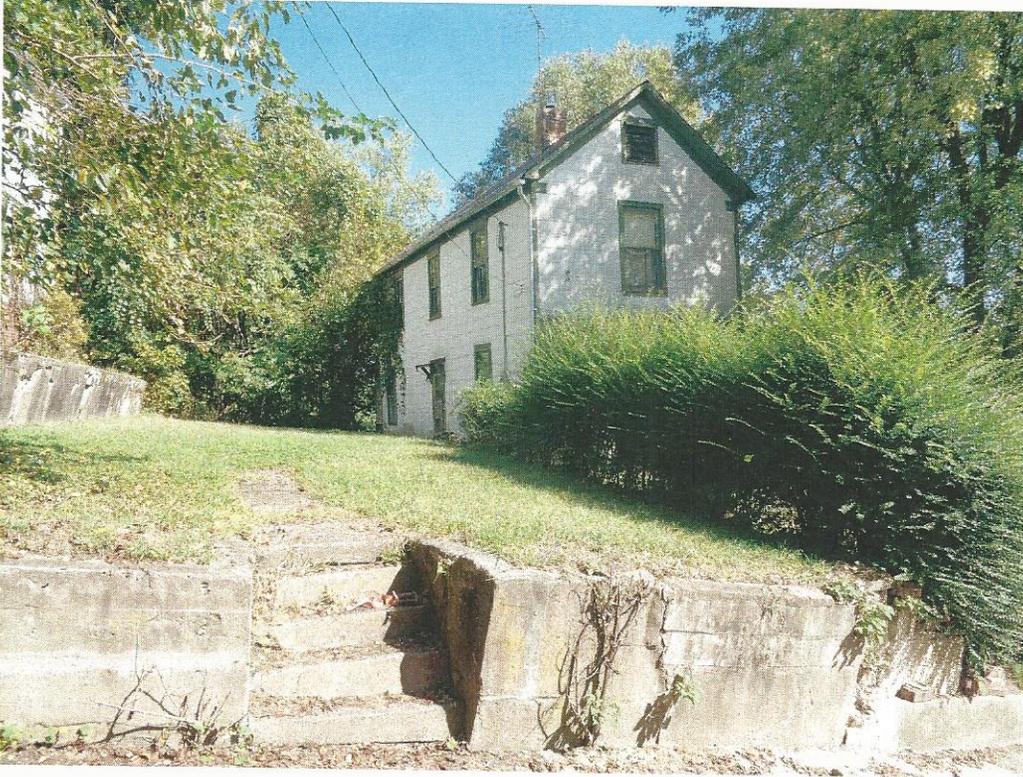
Current Owners \$0 - Fire, Police & Sanitation

Total: \$0

LIENS

A title opinion would have to be completed

SLUM & BLIGHT



PURA Property Donation Interest Application

(For property in the City of Parkersburg)

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

CONTACT INFORMATION

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

PROPERTY INFORMATION

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

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

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

Signature: Regis Jones Date: 9/7/16