

AGENDA FOR AN URBAN RENEWAL AUTHORITY
MEETING FOR TUESDAY, JUNE 16, 2015, IMMEDIATELY
FOLLOWING THE FINANCE COMMITTEE SCHEDULED FOR
7:30 PM, CITY COUNCIL CHAMBERS, SECOND FLOOR
MUNICIPAL BUILDING

- I. CALL TO ORDER – Councilman Mike Reynolds, Chairman
- II. ROLL CALL
- III. MINUTES – meeting held April 14, 2015 and April 22, 2015
- IV. NEW BUSINESS
 1. Discussion and/or action on reciprocal real estate sales contract between Mr. Clyde Way and The Urban Renewal Authority of the City of Parkersburg regarding property adjacent to Quincy Park and 10th Street.
- V. ADJOURNMENT

CASTO & HARRIS, INC., SPENCER, WV, RE-ORDER NO. 12276-13

The Council of the City of Parkersburg, acting in their legal capacity as the Urban Renewal Authority for the City of Parkersburg, met Tuesday, April 14, 2015, immediately after City Council adjourned that evening at 8:30 PM, in the Council Chambers on the second floor of the Municipal Building at One Government Square, Parkersburg, WV 26101.

The meeting was called to order by its Vice Chairman, Councilman Aaron Read, who presided over the meeting. The acting Clerk, Dan Huffman, noted the attendance and those present included Councilman Nancy Wilcox, Sharon Lynch, Roger Brown, Kim Coram, Aaron John Rockhold, Jim Reed, JR Carpenter. Councilman Mike Reynolds was absent. Assistant City Attorney, Rob Tebay was present.

MINUTES – Ms. Coram moved, seconded by Mr. Brown, to approve the minutes from the meeting held October 14, 2014, and the motion was adopted by unanimous vote. (these minutes were inadvertently not included during the meeting held March 10, 2015.)

There was no other business to come before the Authority, and the meeting adjourned at 8:35 PM.

Kim Coram

(typed by) City Clerk

URA Vice Chairman

PARKERSBURG, W. VA., April 22, 2015

The Council of the City of Parkersburg, acting in their legal capacity as the Urban Renewal Authority of the City of Parkersburg met Wednesday, April 22, 2015 at 6:00 PM in the Council Chambers on the second floor of the Municipal Building at One Government Square, Parkersburg, WV 26101.

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

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

PRESENTATION BY MR. CLYDE WAY – Mr. Clyde Way, 1006 Avery Street, appeared before the Authority asking to purchase Map 76, parcel 233 adjacent to his property; or to trade a lot he owns 50' x 65' for that parcel 233. Mr. Way said he has tried to get the property from Sumner School, but their Board cannot come to a decision. There is great history at the school, but the condition of the property decreases his property value, he said. Mr. Way wants to make a \$50,000.00 investment by building a garage and fence, using 15' of the 25' wide lot next to his property, and adjacent to the Quincy Hill steps.

Mr. Way had pictures and history of the property. He said the 25' lot cannot be built on, and at one time it was a 50' lot and split in 1920. He purchased the other 25' in 2000. A gazebo that set beside the steps was vandalized and moved up to the Quincy Hill Park within recent years. He said the City was trying to add park land, but we can't take care of what we have. He will build the 2-stall garage as small as he can, but it is not worth the investment for one stall. The driveway will go where the pillar not sets, he said.

Councilman Read stated that he was concerned that the original intent of Mr. Postalwait was that lot was to be used by the City for the park, and he could not support Mr. Way buying the property.

Mr. Postalwait was present for the meeting and stated that there was room on the other side of Mr. Way's property to build a garage, vacant and unused since 1955. Mr. Way said he asked to buy lot 14 from Sumnerite Association and offered them \$20,000.00 for an overgrown lot.

When Mr. Rockhold stated that the steps are on a 40' right of way which is 10th Street, Mr. Way said it goes a distance of 125', and the City put steps on that 40' right of way.

Ms. Coram said she appreciates what he has done with his property, but we need to honor Mr. Postalwait's position. Everyone needs parking, she said.

Ms. Wilcox said she thought we could compromise by closing the 40' right of way and giving Mr. Way 25' lot and in return he would give the City his lot which is 50' x 65'.

When Ms. Coram asked if there were any conditions on the grant for the steps the City built, former Councilman Sharyn Tallman stated that she did not know about the 40' right of way. The steps were \$273,000.00 and the grant money had to be spent within three months for downtown improvements. There was no objection and they planted trees with the remainder of the money.

MOTION – Ms. Wilcox moved, seconded by Mr. Rockhold, that the 40' right of way be closed, and we give Mr. Clyde Way the 25' lot, (parcel 233) in exchange for his 50' x 65' lot (MAP 80, parcel 125).

Mr. Tebay told the Authority that the right of way closing would have to go through the Municipal Planning Commission, and an agreement would be arranged in writing with Mr. Way.

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

VOTING 'YES'

Ms. Wilcox
Ms. Lynch
Mr. Brown
Mr. Rockhold
Mr. Reed

VOTING 'NO'

Ms. Coram
Mr. Read
Mr. Carpenter
Mr. Reynolds

The meeting adjourned at 7:05 PM.

Sharon Lynch
City Clerk

Chairman, URA

RECIPROCAL REAL ESTATE SALES CONTRACT

AGREEMENT, Made this 8 day of MAY, 2015, by and between,

THE URBAN RENEWAL AUTHORITY OF THE CITY OF PARKERSBURG, a public corporation, herein after known was "URA",

and,

CLYDE G. WAY, hereinafter known as "Way",

WHEREAS, the URA is the owner of certain real estate situated in the City of Parkersburg West Virginia designated on the tax maps of said City as Map 76 parcel 233, which real estate is to be conveyed to the URA by the City of Parkersburg under an Ordinance duly passed on _____, and

WHEREAS, Way is the owner of certain real estate situated in the City of Parkersburg West Virginia designated on the tax maps of said City as Map 80 parcel 125, which real estate is adjacent to Quincy Park and on 10th Street, and

WHEREAS, the URA and Way anticipate that the portion of 10th Street running in an Easterly direction from Avery Street, will be duly closed by Ordinance, which closure could result in residuary rights of access to Way, and

WHEREAS, it is anticipated that the closed portion of 10th Street will be ultimately transferred to the City of Parkersburg as part of Quincy Park

WITNESSETH:

That the URA agrees to transfer, trade and convey the real estate designated as Map 76 parcel 233 to Way, with covenants of Special Warranty, and Way agrees to transfer, trade and convey the real estate designated as Map 80 parcel 125 to the URA, together with all residual rights to access in 10th Street as may be asserted by Way with covenants of General Warranty, upon the terms as hereinafter set forth:

Each premises is sold subject to the following:

1. All rights of way, easements, reservations and restrictions of record.
2. "As is" condition. Each party assumes all responsibility for the physical condition of each premises, and hereby stipulates that he has had an adequate opportunity to conduct inspections of the premises as to those conditions which may or hereafter be known or discovered by either party. Accordingly, each party hereby waives any cause of action he may have or have had against the other arising from the present condition of the premises.
3. Each party shall be responsible for the payment of 2015 real estate taxes that may assessed against each of the premises without pro-ration.

4. Each party shall, following the approval of this agreement by the URA, execute and deliver to the other a deed with covenants as set forth above, which deed shall be duly executed by each at the Seller's expense, in proper form for recording, so as to convey the title in the said premises.

5. Each party recognizes that the closure of the EAST part of 10th Street is subject to the passage of an Ordinance by the City Council of the City of Parkersburg. *Remedy from Henry Sr.*

Possession of the premises will be given and taken upon closing.

The provisions herein bind the executors, heirs, administrators, successors and assigns of the respective parties.

This contract shall be interpreted according to the laws of the State of West Virginia, and shall be binding and inure to the benefit of the parties hereto their successors and assigns.

WITNESS, the following signatures and seals.

URBAN RENEWAL AUTHORITY
OF THE CITY OF PARKERSBURG
BY _____
ITS _____

Clyde G. Way
Clyde G. Way

This instrument prepared by:
Robert K. Tebay, III, Assistant City Attorney
Attorney at Law
Parkersburg, WV 26101