

# Urban Renewal Authority of the City of Parkersburg Agenda

Date: January 9, 2018  
Time: 6:15 p.m.  
Location: City Council Chambers

1. Call to Order
2. Approval of Meeting Minutes from September 12, 2017
3. Public Hearing
4. New Business
  - A. Application to donate property located at 1002 Olive Street  
(City Tax Map 107, Parcel 83).  
  
Applicant: William A. Redin
5. Old Business
6. Any other Business
7. Adjournment

The Council of the City of Parkersburg, acting in their legal capacity as the Urban Renewal Authority of the City of Parkersburg, met Tuesday, September 12, 2017 at 6:15 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 Dave McCrady, Sharon Kuhl, Bob Mercer, Eric Barber, John Reed, Zach Stanley, Jeff Fox, JR Carpenter, and Mike Reynolds.

MINUTES – Mr. Reed moved, seconded by Mr. Stanley, to approve the minutes from the meeting held July 11, 2017, and the motion was adopted by unanimous vote.

PUBLIC HEARING – Chairman Reynolds opened the floor for a public hearing to give the citizens an opportunity to speak to items on this agenda. The time was 6:16 P.M.

Ms. Jennifer Saarinen, 1128 Avery Street, is offering \$2,000.00 to purchase 1120 and 1122 Avery Street which are adjacent to her home. Her plan is for a yard extension, and she has no off-street parking, and she also owns 1126 Avery Street with no parking. There is a retaining wall next to her house. No one is mowing the property at this time and there is a row of trees against her building.

Ms. Saarinen said she wanted to level the lots to be the same height as 1126 Avery, and the retaining wall needs to be replaced. She is willing to repair the sidewalk and four-foot retaining wall, and remove the trees and brush. The liability of the trees is significant, she said. She would like to begin mowing soon and take the tree down before winter.

Mr. Carpenter said he admires what she has done so far, and we have a grant to improve the sidewalks. When Mr. Stanley asked if 1122 Avery would be used for parking, she said she parks from an alley at the back of the lot.

We should have a plan for development, Mr. Reed stated. The City has an investment of \$38,000.00 for eminent domain proceedings and demolition, and she is offering \$2,000.00. He believes the City could find a developer for housing for veterans, etc. to help the community. The gable on the house needs structure work and she needs to show us the property will be up to code. The City needs a better plan, he said. We have to think about the two lots the taxpayers have paid for, he said, and the lots could possibly be used for apartments. We should not expend that much money then sell the lots for a driveway or parking.

The City could get an appraisal, Mr. Reed said, but his problem is the City investing that much money and not getting a bigger investment out of it. If Ms. Saarinen would bring the house into compliance, we could review it at another time. Mr. Tebay, assistant City Attorney, told the Authority they could table it for further investigation. Ms. Saarinen said she would address 1128 Avery and the falling down facets and get the work done on schedule if she had a chance.

Mr. McCrady said he admired her for wanting to take this project on, and asked if there had been any other interest. Mr. Tebay said there was an offer a few years ago for \$5,000.00, but they backed out because of the expense of removing he trees. Mr. Reed said the City could potentially use this area in the future for land banking. Mr. Yeager said there are other properties in the area, but not on that street.

Mr. Barber said these were attractive lots and we should table the matter and not deny.

The public hearing closed at 6:35 p.m.

MOTION – Mr. Barber moved, seconded by Mr. Reed, to table this matter and the motion was adopted by majority vote as follows: Voting "yes" Mr. McCrady, Ms. Kuhl, Mr. Barber, Mr. Reynolds, and Mr. Reed. Voting "no" Mr. Mercer, Mr. Stanley, Mr. Fox and Mr. Carpenter.

MULTI USE TRAIL – This is a request to approve a permanent easement from the URA to the City of Parkersburg for the purpose of constructing and maintaining a multi-use trail along the Ohio River on property west of the Floodwall, the same real estate conveyed to the URA by deed April 10, 2014.

MOTION – Mr. Carpenter moved, seconded by Mr. Mercer, to approve the request.

Development Director, Rickie Yeager, told the Authority that there are five property owners, and this is the third piece, and we will work with Monongahela Power and CSX and hopefully have an agreement by the end of this year, and hopefully break ground next year.

VOTE – the motion was adopted by unanimous vote.

#### OLD BUSINESS

Application to purchase property at 1008 13<sup>th</sup> Street, Mr. O. B. Epling:

MOTION – Mr. Reed moved, seconded by Ms. Kuhl, to approve the application to purchase the property for \$1,000.00.

Mr. Epling owns property on down the street and his plan is for future development of tiny homes and he thinks 13<sup>th</sup> Street would be good for such a project. He said the homes would be 600' – 700' square feet, one

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bedroom, double stacked, and they will not be pre-fabricated, but stick-built. He can put one on each 40' lot and the property will not have to be rezoned.

MOTION TO AMEND – Mr. Reed moved, seconded by Mr. Stanley, to approve the project contingent upon the development beginning by 2020 on the lot at 1008 13<sup>th</sup> Street. And if not completed, the property comes back to URA.

Mr. Barber stated that there will be four empty lots on that block and he would like to deny the request because of long range vision. Mr. Epling said he had been trying to get that lot for several years.

We could wait for a developer, Mr. Reed stated, but Mr. Epling is willing, and it will help that district. It will provide low income housing.

VOTE – the amendment failed, as follows: Voting "yes" Mr. Reed, Mr. Stanley, Mr. Fox, and Mr. Carpenter.

Voting "no" Mr. McCrady, Ms. Kuhl, Mr. Mercer, Mr. Barber, and Mr. Reynolds.

Councilman Reed stated that Ms. Saarinen on Avery Street wanted that property for a yard, and Mr. Epling wants to develop 1008 13<sup>th</sup>, and it is hard to find a developer. It takes a catalyst to get this started, he said.

We turned Ms. Saarinen down, Mr. Mercer stated, and she was going to clean the property up, and he did not see the difference. Mr. Reed said that she was cutting trees and grass, and you can't compare the two. Building homes to house people of low income is a great development.

VOTE – the motion to approve the purchase of 1008 13<sup>th</sup> Street for \$1,000.00 by Mr. Epling was adopted by majority vote with all members voting "yes" with the exception of Mr. Barber, who voted "no".

REQUEST TO RESCIND PREVIOUS MOTIONS to initiate condemnation/eminent domain proceedings for 422-12<sup>th</sup> Street, 424 12<sup>th</sup> Street and 1715 Staunton Avenue

MOTION – Mr. Reed moved, seconded by Mr. Stanley, to combine the three properties for vote, and the motion was adopted by unanimous vote.

MOTION – Mr. Stanley moved, seconded by Mr. Reed, to approve the request to rescind previous motions, and the motion was adopted by unanimous vote.

The meeting adjourned at 7:15 PM.

*Cecilia Snodgrass*  
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City Clerk

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Chairman, URA