

FEBRUARY 8, 2022, MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS  
OF NITRO LAND REUSE AUTHORITY

The meeting was called to order by President Boggs at 4:04 pm. In attendance were Mr.(s) Boggs, Montgomery, Sanders, Murphy, Dawson, Casebolt and Director Reed. Lee Painter was in attendance, as well. The previous meetings (January 2022) minutes were reviewed and passed unanimously. The financials were unavailable at this meeting and will be emailed to board members as soon as they are available.

**Executive Session**

The Board voted unanimously to make an offer, for the amount disclosed in session, on a vacant lot that is for sale by owner.

The Board also voted unanimously to sell a vacant lot to an adjacent property owner for the amount disclosed in session.

**Old Business**

The board approved an updated application form to be used for all sale properties that require a development plan. This does not include residential properties. A motion was made by Larry Dawson to require all owners/tenants/personal property to be vacated from premises prior to close on ALL purchased properties unless commercial tenants are amenable to the board. The board was unanimous in their vote to approve the motion.

The asbestos testing on all Landbank properties is underway. ACI Locksmith provided all keys for properties that were collected and rekeyed. LRA has full possession of all properties, except for 2502 1<sup>st</sup> Ave Apt A. The tenant will be out by March 3, 2022. He was served with a 30-day eviction notice on February 2, 2022, at 5pm. The LRA put the utilities (AEP, WVAM, NRWU) in their name for 30 days to ensure the tenant felt no disruption in service while he transitions to another apartment. The previous owner collected rent from the tenant in January 2022 in the amount of \$500. No funds were provided to the LRA by the previous owner, as per the agreement.

The board voted to seek a quiet title on 615 1<sup>st</sup> Ave S Nitro. The adjacent property clear title process is almost complete. The property might be more appealing with two clear titles, if it were to be sold as a double commercial lot. The board did not want to proceed with an appraisal, currently.

**New Business**

The Board reviewed the proposed budget of \$326,000. Executive Director Reed proposed that \$280,000 be used from American Rescue Plan to fund the LRA for fiscal year 2022-2023. These monies can be used for all functions of an LRA from land acquisition to professional services, to demolition costs. This budget would fully fund the LRA, and the City would be able to use the previously budgeted \$200,000 on another project or initiative. The board will review the proposed budget and vote at the next regularly scheduled board meeting on March 8, 2022.

**Notes**

The mayor has expressed interest in a zoning ordinance amendment that would regulate the paint colors allowed on commercial buildings within city limits. The mayor would like to see the LRA board have the deciding vote on what is acceptable. The mayor has asked John Montgomery to work on this ordinance amendment.

The next meeting will be Tuesday, March 8, 2021, at 4:00 pm.

The meeting was adjourned @ 5:33 pm.