

JUNE 8, 2021 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 4:00 pm. In attendance were Mr.(s) Boggs, Sanders, Montgomery, Murphy, Dawson, Casebolt, and Director Reed. The previous month's (May 2021) meeting minutes and financials were reviewed (Mayor Casebolt assured that the City would need to transfer \$200K in funds prior to the end of the fiscal year, June 30, 2021) and passed unanimously.

Old Business

The demolition of 173 40th St. was discussed. The asbestos report came back clean. The LRA will reimburse the Public Works Dept \$520.00 for the testing. The low bid from the 2 contractors (WV Demolition and TLC) for demolition, with no abatement, is \$8,750.00. Rodney Loftis did not respond to request for bid. Pres. Boggs recommended a bid be solicited from local contractor Dana Casto. He will provide Mr. Casto with the scope of work. VP Sanders asserts that the contractors will need to do an inspection before bids can be finalized, due to retaining walls and foundations. Dir. Reed will contact city attorney, Muldoon, to find determine bidding requirements for LRA.

Dir. Reed will meet with Mike Bell (Property Elite) to finalize MLS listings. 39th St property will not be listed at this time. 613 & 615 1st Ave S will need comps to determine if the LRA should list at this time. Enlist "Hankie" to negotiate IRS lien on 613 1st Ave S.

New Business

The board unanimously voted to sell the 17 Bailes Dr. & Southern Dr. properties to the adjacent landowners. The Keeton's (15 Bailes Dr.) made a \$2,000 offer and the Cowger's (Southern Dr.) made an offer of \$1,200. Each of these landowner's intend to expand their yards.

The board reviewed the bids for new flooring for the NDA/CVB Bldg (owned by the LRA) and voted unanimously to go with L&P Construction Corp bid of \$9,850.69, with a \$3,000 deposit made directly to Lumbar Liquidators for

materials. The job should take about 3-4 days and will occur in June.

The board reviewed and discussed the appraisal of the property located along 1st Ave and 24th-25th St. completed by Goldman and Associates. Two significant road blocks to redevelopment were identified with the location of the utility and sewer lines. Negotiations will continue for this location.

39th St properties are still being looked into at this time and will report more as offers become available.

The Board has authorized members to continue to look for potential redevelopment opportunities along 1st Ave. If/When a site becomes available the members are permitted to discuss terms with potential sellers to bring back to the board for discussion and vote.

The meeting was adjourned @ 5:16 pm.