

MAY 11, 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 4:03 pm. In attendance were Mr.(s) Boggs, Sanders, Montgomery, Murphy, Dawson, Casebolt, and Director Reed. The previous month's (April 2021) meeting minutes and financials were reviewed (VP Sanders questioned the absence of the check register and Dir. Reed is to ask John Young about it) and passed unanimously.

Old Business

The demolition of 173 40th St. was discussed. AJ Hill will be conducting an asbestos inspection in the coming week. Once the report is ready it will be provided to the board members for their review. Pres. Boggs instructed Dir. Reed to make entry, scheduled for Thursday May 13 @ 9am, and take photos of property and surroundings. Dir. Reed is soliciting demo bids from WV Demolition, Rodney Loftis, and TLC.

New Business

Once the discrepancy was found on the tax lien property in Lakeview Estates, Dir. Reed began working with the State Auditor's Office Land Division, Kanawha Co. Sheriff and Assessors offices to identify and rectify the mistake. The property was assessed incorrectly, making it overtaxed by the county tax office. The deeded acreage is 14.44 and the calculated acreage is 1.1 acres. The LRA has overpaid on the value of this land. The tax deputy, Allen Bleigh, agreed to a refund of all taxes paid, minus the deed search and public notifications, to be issued asap and allowing the rescission of the deed application in the county clerks office.

Discussion

- Pres. Boggs will continue work negotiating a deal on the 37th St. residential property, offering up to \$70K, to bring back to the board for approval.
- New professional service (engineering) looking for office space in Nitro. Dir. Reed will continue to assist in locating property for Rusty Surface.
- There is talk of FEMA extending the flood zone from W 15th – Kapok St. This would have negative impact on our community. The city will try to prevent this from occurring.
- There are plans to address flooding in E. Nitro. There is an engineered plan ready to begin once funding can be allocated for the MS4 Stormwater Sanitary project that is also known as the Walker St. Project. It would replace the existing line with a much larger one that could handle and alleviate the water flow to the river. Grant writer Laura Cox is working with Senator Capito's office to secure funding for this \$4,000,000.00 project.
- Todd Goldman and Associates completed the appraisal of the Andre Haikal, property located beside the Nitro Supermarket. He was able to gain full access to the properties and we are awaiting the report. The report will delineate the highest/best use. There were concerns raised about the overhead power lines and sewer lines that we are awaiting more information on.
- VP Sanders is still talking to Jeff Roy about the \$175K offer on the vacant property locate4d at 27th St. along 1st Ave.

The meeting was adjourned @ 4:55 pm.