

MORGANTOWN LAND REUSE AND PRESERVATION AGENCY

REGULAR MEETING MINUTES

4 p.m.

September 26, 2019

Council Chambers

DIRECTORS PRESENT: David Satterfield, Jessica McDonald, Michael Mills, Laura Rye, and Tim Stranko

DIRECTORS ABSENT: Brent Bailey and Patrick Kirby

STAFF PRESENT: City Attorney Ryan Simonton and Director of Development Services Chris Fletcher

I. CALL TO ORDER AND ROLL CALL

II. PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE

III. APPROVAL OF MINUTES –

Mills moved to approve the July 25, 2019 minutes as presented; seconded by McDonald. Motion carried unanimously.

Mills moved to approve the August 19, 2019 special meeting minutes as presented; seconded by McDonald. Motion carried unanimously with Stranko abstaining due to his absence.

IV. CORRESPONDENCE – None.

V. PUBLIC PORTION – None.

VI. PRESENTATIONS – None.

VII. REPORT OF OFFICERS AND/OR DIRECTORS

Stranko requested an update from staff concerning the green space development at 430 Spruce Street. Simonton advised the board of the closing date changes.

VIII. REPORT OF COMMITTEES – None.

IX. REPORT OF STAFF

A. Development Services Director

- Fletcher reported staff is making slow progress on the board's retreat materials as project evaluation criteria are being simplified. Fletcher stated he hopes to have that material to the board for the October meeting. He apologized for the delay.

- Fletcher advised that City Communications Manager Andrew Stacy suggested the agency work with Eve Faulkes, WVU School of Art and Design for her students to develop a logo for the Agency during the spring semester. The board agreed and Fletcher will work with Stacy accordingly.
- Fletcher distributed the Abandoned Properties Coalition handouts from their recent property tax sale training in Charleston, WV that included a tax sale infographic and a flyer explaining the LRA's right of first refusal provision in State Code that is scheduled to sunset in 2020. He described the training event, which included summary notes. The training event included LRA representatives from Huntington, Charleston, Nitro, and Morgantown. Fletcher suggested if the Agency and the City chose to participate in the tax sale, that Huntington should be contacted as a resource. Simonton reminded the Agency that he and Chair Satterfield met with Monongalia County Chief Tax Deputy Kelly Palmer to establish communications and how best to participate in the future. Fletcher suggested the Agency contact the West Virginia State Auditor's Office to get a list of properties, referred to as the "purgatory list" with tax liens that have not be sold at county auction to see if this might be an initial step into purchasing tax liens. Simonton noted that exploring this list was discussed with and recommended by Chief Tax Deputy Palmer. Satterfield noted the tax lien process is difficult and suggested the "purgatory list" be explored for Monongalia County as well. Satterfield noted concern over the 18-month waiting period before the tax lien purchaser can access the property to secure and maintain it.

B. City Manager – Absent.

C. City Attorney – No report.

Rye advised that she had recently attended a housing conference in Charleston, WV with a session that overlapped with some of the information Fletcher presented. The WVU Land Use Law Clinic noted concerns with the 18-month waiting period and encouraged communities to explore the "purgatory list." Rye noted a third way of acquiring properties was presented by the Law Clinic concerning properties that are blighted or dangerous to the community.

Rye also noted she had recently attended the Virginia housing conference, particularly a presentation by a Loudon County housing official and their efforts to address development including a bidding process for developers to sell and develop properties for housing projects.

X. UNFINISHED BUSINESS

- A. To consider for adoption a Mission Statement for the Morgantown Land Reuse and Preservation Agency [tabled at 19 AUG 2019 special meeting].

McDonald suggested rather than looking at two (2) separate versions of the draft mission statement, to review the version offered by staff and ask if there are any revisions by board members.

Stranko suggested adding "water quality protection" between "conservation, public space" in the last sentence of the statement.

Stranko moved to amend the mission statement by adding “water quality protection” between “conservation, public space” in the last sentence of the statement. The motion was seconded by Mills.

Stranko noted that the revision should help to strengthen the cross-agency relationship with the Morgantown Utility Board and managing the community’s stormwater revenues.

Satterfield asked staff to confirm if the revision goes beyond the Agency's purpose of is this a simple change. Simonton confirmed the proposed revisions is within the board's discretion to dictate its aims within its mission statement.

The motion to amend the proposed mission statement passed unanimously.

Hearing no further motions to amend, Stranko moved to adopt the mission statement as amended; seconded by Rye. Motion to adopt the mission statement as amended passed unanimously.

NOTE: The following mission statement was adopted.

The Morgantown Land Reuse and Preservation Agency (LRaPA) is dedicated to preserving the unique character of our natural environment, our resources, and our quality of life and promoting the social and economic vitality of our community now and for future generations. We shall accomplish this by pursuing the acquisition, management, and disposition of property suitable for conservation, water quality protection, public space, affordable housing, and commercial uses and by promoting their productive use.

XI. NEW BUSINESS

- A. Consideration of acquisition and development of real estate in the Sabraton area of the City of Morgantown (it is anticipated that the Agency will discuss this matter in executive session as a matter relating to the acquisition or development of real estate).

Stranko made a motion to move into executive session subject to the West Virginia Sunshine Act exemption for commercial negotiations; seconded by Mills. The motion passed unanimously.

Satterfield noted that no further business would be conducted following the executive session.

The board returned to open session at approximately 4:40 p.m.

- XII. ADJOURNMENT** – Stranko moved to adjourn the meeting; seconded by Mills. The meeting was adjourned by unanimous consent at approximately 4:40 p.m.

MINUTES APPROVED:

November 21, 2019

BOARD SECRETARY:



Patrick Kirby, Secretary