



Nitro Land Reuse Authority

of Kanawha and Putnam Counties

Agenda - January 14, 2025 @ 4:00 pm

Call to Order

Minutes

Financials

Old Business - Update on 24th St lot; Final Survey; Final Project Breakdown; Update on Closing;

New Business - ;

Executive Session -

Adjournment

Next Meeting - Tuesday, February 11, 2025 @ 4:00 pm

Chuck Boggs , Chair., Mark Sanders, V. Chair., Larry Dawson, Treas., John Montgomery, Sec., Joe Murphy

Executive Director, Kim Reed

Mayor, Dave Casebolt

DECEMBER 2024, MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF NITRO LAND REUSE AUTHORITY

The meeting was called to order by Vice President Sanders at 4:00 pm. In attendance were Murphy, Montgomery, Dawson, NRWU Manager Jeremy Lewis, Dana Casto, Mayor Casebolt, and Director Reed. The previous meetings (June 2024) minutes and financials were reviewed and passed unanimously.

Old Business

Director Reed gave an update on the infrastructure work at 2401 1st Ave lots: Dana Casto has completed the sewer line relocation. He encountered a concern that has diverted the original path to a new location parallel to 1st Ave. With those issues it required additional labor not included in his proposal. The board approved \$5,000 in project overrun to pay Dana Casto in full for the relocation and asphalt removal. The Board approved the transfer from ARPA funds to the general fund to pay for the work order change request.

New Business

Executive Session

The Board discussed proposing a permanent funding mechanism for the LRA by asking the City to receive a portion/full amount of the B&O Construction on Commercial redevelopment projects that the LRA are involved in. Member Murphy will take the idea to City Council for structured approval and report back to the Board.

The meeting was adjourned @ 4:49 pm.

The next meeting will be Tuesday, January 14, 2025, at 4:00 pm.

SURVEY PLAT



26th STREET 50' R/W

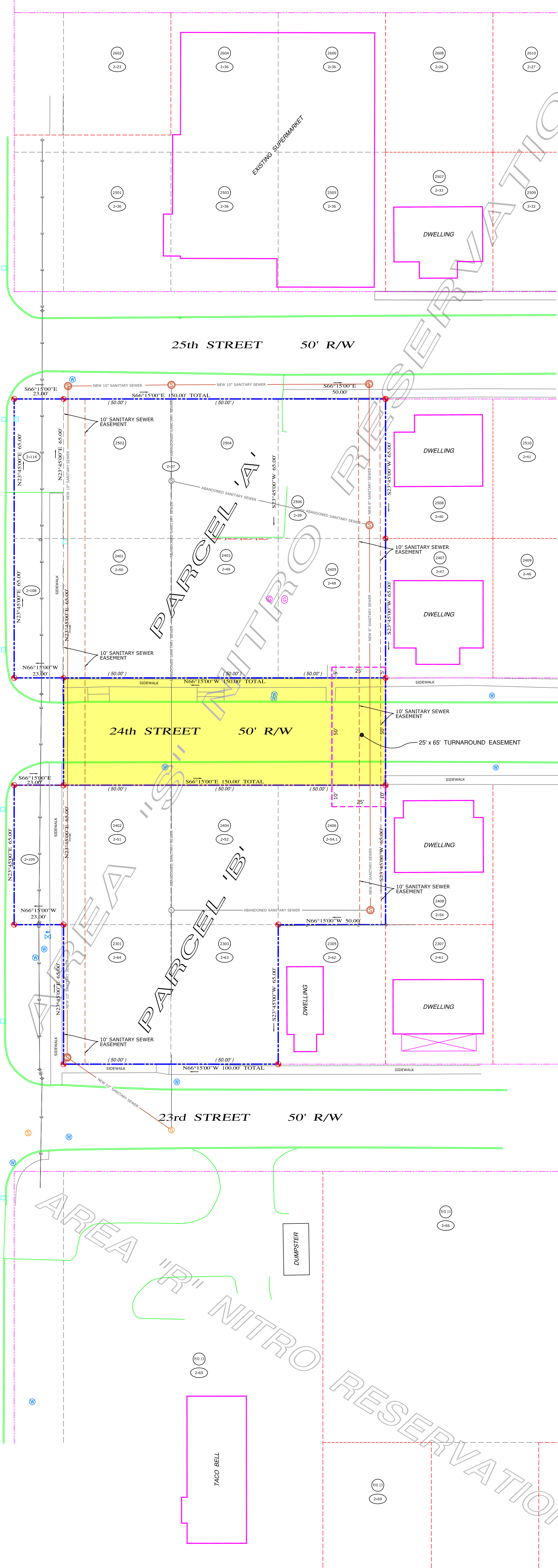
25th STREET 50' R/W

24th STREET 50' R/W

23rd STREET 50' R/W

U. S. ROUTE 25 (1st AVENUE) 80' R/W

KNWA RAILROAD



PROPERTY INDEX

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2-27	HOWARD W. JANEY, JR.	DEED BOOK 2427 PAGE 174
2-32	LISA A. WILLIAMS	DEED BOOK 2262 PAGE 657
2-31	HILTON LAND DEVELOPMENT	DEED BOOK 3078 PAGE 855
2-36	JHGL ENTERPRISES, INC	DEED BOOK 3127 PAGE 373
2-37	NITRO LAND REUSE AUTHORITY	DEED BOOK 3113 PAGE 161
2-39	NITRO LAND REUSE AUTHORITY	DEED BOOK 3113 PAGE 167
2-40	ROBERT H. MOODY	DEED BOOK 3080 PAGE 596
2-41	RICHARD L. EARY	DEED BOOK 2755 PAGE 809
2-46	ROY A. BOWLES & STELLA F. BOWLES	DEED BOOK 2366 PAGE 449
2-47	SHARON L. BYRD	DEED BOOK 2405 PAGE 461
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2-54	REX O. NELSON & VALERIE L. NELSON	DEED BOOK 3020 PAGE 400
2-54.1	NITRO LAND REUSE AUTHORITY	DEED BOOK 3117 PAGE 709
2-61	GWENDOLYN MARIE SIZEMORE	DEED BOOK 2911 PAGE 40
2-62	NAJ, LLC	DEED BOOK 2659 PAGE 326
2-63	JAMES W. & JEANETTE A. MITROW	DEED BOOK 2394 PAGE 464
2-64	NITRO LAND REUSE AUTHORITY	DEED BOOK 3117 PAGE 225
2-65	TRINITY HOLDINGS, LLC	DEED BOOK 3083 PAGE 573
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2-68	FIRST BAPTIST CHURCH OF NITRO	DEED BOOK 1622 PAGE 475
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SURVEY PLAT
NITRO LAND REUSE AUTHORITY
CITY OF NITRO, WEST VIRGINIA 25143

CONVERSE SURVEYING
SURVEYORS - LAND PLANNERS
58 MISSION WAY, SUITE 202
P.O. BOX 468
SCOTT DEPOT, WEST VIRGINIA 25560
SCOTT DEPOT (804) 757-6424 MARTINSBURG (800) 263-1355 HUNTINGTON (804) 529-1888
PARKERSBURG (804) 865-5555
BECKLEY (804) 939-2484
POINT PLEASANT (804) 430-3423

- LEGEND:**
- PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - RIGHT-OF-WAY
 - POWER POLE
 - WATER METER
 - ABANDONED SANITARY MANHOLE
 - NEW SANITARY MANHOLE
 - 2'x2' CATCH BASIN
 - PROPERTY CORNER FOUND
 - 5/8" x 30" REBAR AND CAP (SET)
 - POINT (NOTHING SET)
 - DENOTES LOT NUMBER
 - DENOTES TAX MAP-TAX PARCEL

REFERENCES:
AREA "S" NITRO RESERVATION
AREA "R" NITRO RESERVATION
NITRO CORP. DISTRICT TAX MAP 1

AREA:
PARCEL "A" 19,500.00 SQ. FT. (0.448 ACRE)
PARCEL "B" 16,250.00 SQ. FT. (0.373 ACRE)
PORTION OF STREET TO BE VACATED 7,500.00 SQ. FT. (0.172 ACRE)
TOTAL 43,250.00 SQ. FT. (0.993 ACRE)

ZONING
PROPERTY COMPLIES WITH CITY OF NITRO ZONING ORDINANCE

FLOOD:
LOCATION IS NOT WITHIN 100-YEAR FLOOD PLAIN PER FEMA ISSUED FLOOD MAP 54039 C 0212E, DATED FEBRUARY 6, 2008.

PORTION OF 24th STREET VACATED BY CITY OF NITRO ORDINANCE No. _____

EDWARD BEN CONVERSE
WEST VIRGINIA R.P.S., No. 356

PLAN OF: LOTS 2301, 2303, 2305, 2401, 2403, 2405, 2402, 2404, 2406, and LOTS 2502, 2504, 2506, AREA "S" NITRO RESERVATION and VACATED PORTION OF 24th STREET

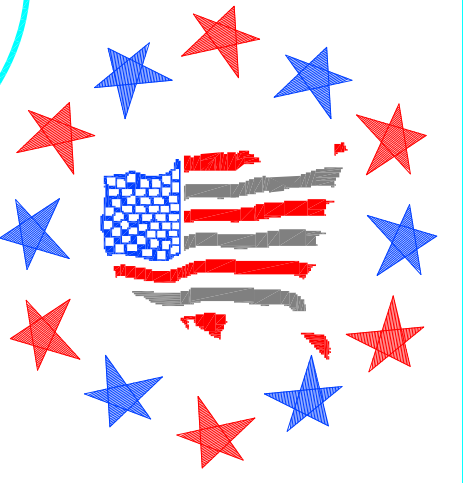
SITUATED IN: CITY OF NITRO, COUNTY OF KANAWHA, STATE OF WEST VIRGINIA

PREPARED FOR: NITRO LAND REUSE AUTHORITY

PROJECT NUMBER: SSD-11158 SCALE: 1" = 20'

DATE: DECEMBER 11, 2023 REVISED: DECEMBER 23, 2024 DRAWN BY: DICK JOHNSON

CHECKED BY: EBC



1st Ave Sewer Line Relocation Project - Dana Casto Construction

original \$90,000.00 labor \$50,000.00
update July \$125,000.00 labor \$65,000.00
update December project overrun \$5,000

Dana Casto Construction (sewer line relocation)	\$65,000.00 LRA ARPA PAID
Dana Casto Construction (project overrun)	\$5,000.00 LRA ARPA PAID
DCC (road extraction)	\$10,000.00 LRA ARPA PAID
WVAW	\$21,000.00 LRA ARPA PAID
Mtn Gas	\$4,023.36 LRA ARPA PAID
Converse Surveying	\$4,856.00 LRA ARPA PAID
Foster (FOSSUP)	\$2,540.00 CITY PAID
WV Spring (WVSPR)	\$1,067.78 CITY PAID
MM Gravel (MARMAR)	\$5,366.32 CITY PAID
Core & Main (CORMAI)	\$32,071.78 CITY PAID
TOTAL PROJECT COST TO DATE	\$150,925.24

\$109,879.36 LRA PAID ARPA ACCT
\$14,660.58 LRA ARPA BALANCE
\$41,045.88 LRA OWES CITY ARPA ACCT
\$26,385.30 LRA OWES CITY AFTER ARPA