



Nitro Land Reuse Authority

of Kanawha and Putnam Counties

Agenda—October 7, 2024 @ 4:00 pm

Call to Order

Minutes

Financials

Old Business - Infrastructure upgrade 2401 1st Ave lots - UPDATE - Dana Casto Construction;
Eviction Process for 3102 31st St Resident;

New Business - Property Donation of 220 Easter Rd; tax lien 1236 Main Ave parcel 2 dismissal;

Executive Session - Consideration of offer on 3801 1st Ave;

Adjournment

Next Meeting - Tuesday, November 12, 2024 @ 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

SEPTEMBER 2024, 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 Sanders, Murphy, Montgomery, Dawson, Mayor Casebolt, and Director Reed. The previous meetings (July & August 2024) minutes and financials were reviewed and passed unanimously. The August meeting was canceled due to lack of agenda items and the minutes reflected that.

Old Business

VP Sanders gave an update on the infrastructure work at 2401 1st Ave lots: Dana Casto is over 50% complete of the sewer line relocation. He has faced multiple issues in the process of running into old water lines that require the attention of the utility, which is not prompt. He anticipates that he could be complete within 2-3 weeks, if there are no unforeseen issues. The board unanimously approved a third draw of \$10,000 for Dana Casto Construction on the project.

New Business

The Board voted unanimously to hire an attorney recommended by Tom Peyton, Lisa Moye of Winfield to assist in the eviction of the tenant located at 3102 31st St in Putnam County. The property closed on July 30, 2024. The seller was given 31 days after closing to vacate the premises. On September 10 she was still residing in the home.

Executive Session

The meeting was adjourned @ 4:46 pm.

The next meeting will be Monday, October 7, 2024, at 4:00 pm.

Nitro Land Reuse Authority
Balance Sheet
September 30, 2024

ASSETS

Current Assets		
Regular Checking Account	\$	23,320.22
Cash-American Rescue Funds		51,348.84
Inventory-LRA Property		21,164.52
Inventory-CITY		<u>67,846.66</u>
Total Current Assets		163,680.24
Property and Equipment		
Furniture and Fixtures		189.89
21St Building CVB Office		122,989.00
Accum. Depreciation -21 st Str		(12,616.56)
Accum. Depreciation - 27th St		8,544.41
Accum. Depreciation - Off Equi		<u>(152.00)</u>
Total Property and Equipment		118,954.74
Other Assets		
27th Street Building Pam Poodl		(5,307.16)
Peyton 2301,2402,2404		160,809.84
PEYTON 3102 31ST		36,603.03
Haikal 2401,2403,2405,2502,250		309,102.74
Greene 3801, 3902, 3906		178,994.57
LMW 3001 30th Street		25,617.71
2406 24th dtreet		25,827.00
2303 23rd Street		73,880.20
3003 30TH Street		30,752.28
2922 29st		5,055.24
2 Martins Court		10,645.72
29th Street Land		30,242.82
3104 31st Street		15,565.54
3210 32nd Street		6,012.41
3212 32nd Street		8,240.13
3904 39th Street		10,996.00
3102 31ST ST		<u>15,000.00</u>
Total Other Assets		<u>938,038.07</u>
Total Assets	\$	<u><u>1,220,673.05</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Due to City Land Purchases	\$	<u>6,289.68</u>
Total Current Liabilities		6,289.68
Long-Term Liabilities		
Haikel Note 2401 etc Property		<u>205,373.56</u>
Total Long-Term Liabilities		<u>205,373.56</u>
Total Liabilities		211,663.24
Capital		
Beginning Balance Equity		2,592.59
Fund Balance NLRA		899,335.39

Unaudited - For Management Purposes Only

Nitro Land Reuse Authority
Income Statement
For the Three Months Ending September 30, 2024

	Current Month This Year	Year to Date Current	Year to Date LY Last Year	Budget YTD This Year
Revenues				
Sales-Rent	\$ 1,200.00	\$ 1,800.00	\$ 18,115.00	\$ 0.00
Reimbursement City Property	0.00	0.00	1,115.00	0.00
Interest Income	6.73	28.14	68.71	0.00
Total Revenues	<u>1,206.73</u>	<u>1,828.14</u>	<u>19,298.71</u>	<u>0.00</u>
Cost of Sales				
Cost of Sales - Demolition	0.00	0.00	530.00	0.00
Total Cost of Sales	<u>0.00</u>	<u>0.00</u>	<u>530.00</u>	<u>0.00</u>
Gross Profit	<u>1,206.73</u>	<u>1,828.14</u>	<u>18,768.71</u>	<u>0.00</u>
Expenses				
Legal Fees	1,000.00	9,248.16	0.00	0.00
Professional Services	10,000.00	20,000.00	0.00	0.00
Maintenance Expense	250.00	812.50	1,406.35	0.00
Interest Expense	1,296.52	1,951.22	2,812.27	0.00
Utilities	218.96	1,164.66	1,292.52	0.00
Total Expenses	<u>12,765.48</u>	<u>33,176.54</u>	<u>5,511.14</u>	<u>0.00</u>
Net Income	<u>\$ (11,558.75)</u>	<u>\$ (31,348.40)</u>	<u>\$ 13,257.57</u>	<u>\$ 0.00</u>

**Nitro Land Reuse Authority
Account Register
For the Period From Aug 1, 2024 to Oct 31, 2024
10200 - Regular Checking Account**

Filter Criteria includes: Report order is by Date.

Date	Trans No	Type	Trans Desc	Deposit Amt	Withdrawal Amt	Balance
			Beginning Balance			38,752.25
8/1/24	1317	Withdraw	Karen Haikal		2,027.23	36,725.02
8/6/24	1318	Withdraw	DANA CASTO CONSTR		10,000.00	26,725.02
8/6/24	TRANSFER	Other	TRANSFER FOR DANA	10,000.00		36,725.02
8/9/24	1319	Withdraw	US BANK		583.22	36,141.80
8/21/24	1320	Withdraw	Nola Little		250.00	35,891.80
8/22/24	1321	Withdraw	Raber Law Offices, PLL		8,248.16	27,643.64
9/1/24	1322	Withdraw	Karen Haikal		2,027.23	25,616.41
9/4/24	1323	Withdraw	US BANK		218.96	25,397.45
9/11/24	091124	Deposit	Nitro Convention Visitors	1,200.00		26,597.45
9/11/24	1324	Withdraw	DANA CASTO CONSTR		10,000.00	16,597.45
9/11/24	TRANSFER	Other	TRANSFER FROM ARP	10,000.00		26,597.45
9/17/24	1325	Withdraw	Moyer Law Firm, PLLC		1,000.00	25,597.45
9/19/24	1325V	Withdraw	Moyer Law Firm, PLLC		-1,000.00	26,597.45
9/19/24	1326	Withdraw	Moy Law Firm, PLLC		1,000.00	25,597.45
9/19/24	1326V	Withdraw	Moy Law Firm, PLLC		-1,000.00	26,597.45
9/19/24	1327	Withdraw	Moye Law Firm, PLLC		1,000.00	25,597.45
9/20/24	1328	Withdraw	Nola Little		250.00	25,347.45
9/30/24	1329	Withdraw	Karen Haikal		2,027.23	23,320.22
10/2/24	1330	Withdraw	US BANK		174.73	23,145.49
			Total	21,200.00	36,806.76	

Nitro Land Reuse Authority
Account Register
For the Period From Aug 1, 2024 to Oct 31, 2024
10600 - Cash-American Rescue Funds

Filter Criteria includes: Report order is by Date.

Date	Trans No	Type	Trans Desc	Deposit Amt	Withdrawal Amt	Balance
			Beginning Balance			71,334.12
8/6/24	TRANSFER	Other	TRANSFER FOR DANA		10,000.00	61,334.12
8/31/24	08/31/24	Other	Interest Income	7.99		61,342.11
9/11/24	TRANSFER	Other	TRANSFER FROM ARP		10,000.00	51,342.11
9/30/24	09/30/24	Other	Interest Income	6.73		51,348.84
			Total	14.72	20,000.00	

MC4035359

IN THE MAGISTRATE COURT OF PUTNAM COUNTY, WEST VIRGINIA

Nitro Land Reuse Authority c/o Lisa Moye, Moye Law
P O Box 535
Winfield, WV 25213

Name & Address of plaintiff's attorney, if applicable:

v.
Tina Jean Selbe
3102 31st Street
Nitro, WV 25143

Case No: 24-M40C-00407 (SW)

UNLAWFUL DETAINER

CIVIL SUMMONS

Putnam Sheriff

In the name of the State of West Virginia, Tina Jean Selbe as defendant(s) named in the above-styled civil action, you are hereby summoned to appear before or make answer to the Putnam County Magistrate Court at Putnam County Judicial Blding, 12093 Winfield Rd., Suite 15, Winfield, WV 25213 Putnam County Magistrate Court at 12093 Winfield Road, Winfield, WV 25213 within 5 days from the date you receive service of this summons. If you fail to appear or otherwise answer, judgment by default may be taken against you for the relief demanded in the complaint.

Darryl Caste
Magistrate Court Clerk (sign and affix court seal)

SEP 30 2024

Date

NOTICE: Any party in a civil action seeking over \$20.00 or possession of real estate has the right to elect that the case be tried by a jury. You must give written notice to the magistrate court either 20 days from when the first timely answer to the complaint is made or 5 days from when service of the summons and complaint is made for unlawful entry or detainer actions. If you do not notify the magistrate court within the appropriate time period, you give up your right to a jury trial. The jury fee will be assessed against the losing party if the case is tried by a jury or may be prorated between the parties if the case is settled before trial.

(OPTIONAL) NOTICE OF ELECTION: As defendant in the above action, I wish to have a jury trial.

Signature

Date

NOTICE: Any person involved in court proceedings who has a disability and needs special accommodation should inform the court sufficiently in advance so that arrangements can be made if possible.

SERVICE OF PROCESS

(To be completed ONLY by a process server when the method of service is personal service.)

METHOD OF SERVICE (check one): A. Defendant was served in person. B. Defendant was not found. C. Substituted personal service; the defendant was not found at his/her usual place of abode, so a copy of the summons and complaint was delivered and the purpose explained to _____, who is a member of the defendant's family above the age of 16.

Service was completed on the ____ day of _____ by delivery of a true written copy of the Summons together with the Complaint by (check one):

A. Certified Mail

B. Sheriff's Process Server _____

Name (print)

Signature _____

C. Private Process Server/Credible Person _____

Name and Address (print)

I received _____ from the plaintiff for serving the within summons on the defendant.

Signature from Private Process Server _____

Date _____

STATE OF WEST VIRGINIA, COUNTY OF _____, to-wit:

The foregoing instrument was taken, subscribed and sworn to or affirmed and acknowledged before me this ____ day of _____

Magistrate Court Personnel or Notary Signature: _____

If notary, date commission expires: _____

IN THE MAGISTRATE COURT OF PUTNAM COUNTY, WEST VIRGINIA

Name, Address & Phone Number of Plaintiff:

Nitro Land Reuse Authority
c/o Lisa M Moye, Moye Law Firm
PO Box 535
Winfield, WV 25213 (304) 936-6147

Case No. 24C 407
Weaver

v.

Name, Address & Phone Number of Defendant

Tina J. Selbe
3102 31st Street
Nitro, WV 25143
Don't know

UNLAWFUL DETAINER

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CIVIL COMPLAINT

The above-named plaintiff or Lisa M. Moye, Attorney, on behalf of the plaintiff acting in the capacity of Attorney, alleges the following as true and accurate [give a clear and simple statement of the claim against the defendant(s)]: In this complaint for unlawful detainer, Plaintiff states that Defendant unlawfully resides in a home located on Plaintiff's Property. Plaintiff purchased the property from Defendant on July 30, 2024. Despite an agreement between Plaintiff and Defendant that Defendant would vacate the premises thirty-one (31) days after closing, the Defendant has yet to do so. See attached Exhibits A and B. and requests the following relief from the court: Plaintiff requests that the Court order Defendant to immediately vacate the property. Plaintiff further requests that it be awarded its costs and attorneys' fees in bringing this action.

[Signature]
Signature

CC 80⁰⁰
9/30/2024
Date

NOTICE: Any party in a civil action seeking over \$20.00 or possession of real estate has the right to elect that the case be tried by a jury. You must give written notice to the magistrate court either 20 days from when the first timely answer to the complaint is made or 5 days from when service of the summons and complaint is made for unlawful entry and detainer actions. If you do not notify the magistrate court within the appropriate time period, you give up your right to a jury trial. The jury fee will be assessed against the losing party if the case is tried by a jury or may be prorated between the parties if the case is settled before trial.

(OPTIONAL) NOTICE OF ELECTION:

As plaintiff in the above action, I wish to have a jury trial.

Signature

Date

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W.Va. Code §§ 50-4-1, 50-5-8(a); Mag. Ct. Civ. Rules 2, 6A

SCA-M207 / 10-94
Docket Code(s): (\$MCIC0 | \$MCIC1 | \$MCIC2 | \$MCIC3 | \$MCIC4)

- Return
- Defendant
- File
- Plaintiff

Magistrate Court of Putnam

ORIGINAL RECEIPT

Receipt Number: MC4035359

Comment:

Cashier: TLC _____

Date: 09/30/2024

Printed on: 09/30/2024

Payor: Nitro Land Reuse Authority c/o Lisa Moye, Moye Law Firm

Address: P O Box 535 Winfield, WV 25213

Case: 24-M40C-00407 - Nitro Land Reuse Authority c/o vs. Selbe

Fee Description	Amount
Magistrate Court Fund	\$10.00
Courthouse Improvement Fund	\$5.00
Court Security Fund-Civil	\$5.00
Regional Jail	\$10.00
Regional Jail Op. Fund Civil	\$20.00
Putnam County Process	\$30.00
	<hr/>
	Check Payment - \$80.00
	Total Due on Case: \$80.00
	Total Paid: -\$80.00
	Case Balance: \$0.00

Payments can be mailed to:

Putnam County Magistrate Court

Putnam County Judicial Bldg

12093 Winfield Rd., Suite 15

Winfield, WV 25213

Property Donation Application
(For any property in Nitro Corporate Limits)

Please use the following application to notify the Nitro Land Reuse Authority of your interest in donating any property that you currently own in Nitro.

If the NLRA accepts your donation offer, you will be contacted to begin the donation procedure. This form is a statement of interest only and does not commit the NLRA to accept your property as a donation or for value.

****Application will not be processed if not completed in its entirety****

CONTACT INFORMATION

Name of Applicant: DIANA SILER
Mailing address: 236 FARMBROOK CIRCLE
City, State, Zip: FRANKFORT, KY 40601
Daytime Phone #: 859-361-5914 Alternate Phone #: 502 352-6853
Fax Number (optional): _____ Email address (optional): _____

PROPERTY INFORMATION

Property address: 220 EASTER RD, NITRO, WV
Parcel ID#: 2718005800000000 LT5 Don Savage Adn
Structure Present: Yes No
Has this property recently gone through foreclosure? Yes No
Are there any existing liens on this property or are you currently involved in a bankruptcy?
No Yes Please explain _____

The information provided in this application is true to the best of my knowledge. I understand that this application does not commit the Land Bank to accepting my property.

Diana Siler
Signature of Applicant

8-21-24
Date

Kentucky Franklin
State of West Virginia, County of ~~(Kenawha/Putnam)~~

Taken, subscribed and sworn to me on this 21 day of August 2024.

My commission expires 8-22-2024

Ben Cer

Notary Public

KYNP11388

Click on each tab to view information

Saved to this PC

Address Parcel Risk

DESCRIPTION

IAS Parcel ID 27 18005800000000 (Detailed Report)

GIS Parcel ID 20-27-0018-0058-0000

County ID 20 - Kanawha

District Name 27 - Nitro Corp

Map 18 (click map # for a PDF map) Make sure the popup blocker is disabled.

Parcel Number 58

Parcel Suffix 0

Legal Description LT 5 DON SAVAGE ADN ARMORS CK; CONTRACT TO CARR

Acreage (deed) 0.2957

Tax Year 2024

Tax Class 4

Deed Book 1999

Deed Page 0365



CERTIFICATE OF SALE	TICKET #	DISTRICT	MAP	PARCEL	SUB SUB PARCEL	ADDRESS	ASSESSED NAME	LEGAL DESCRIPTION	MINIMUM BID	REIMBURSEMENT
2022-C-002074	135531	NITRO CORP	2	85	0	2333 23RD ST	COGAR TERRY R	PT LTS 2329-2331 NITRORESERVATION 23RD STRESERVATION 23RD ST	\$3,607.12	
2022-C-002087	137288	NITRO CORP	7	184	0	920 9TH ST	SHINGLETON JAMES G & PEGGY	LT 920 AREA P 8TH & 9THSTREETS 1 IMPSTREETS 1 IMP	\$1,802.00	\$2,693.60
2022-C-002098	137626	NITRO CORP	11	122	0	806 MAIN AVE	TUCKER RACHEL A	LTS 18-19 BK H FRY SUBCRAWFORD CITY MAIN AVE 806CRAWFORD CITY MAIN AVE 806	\$2,064.91	\$2,064.91
2022-C-002099	136123	NITRO CORP	11	208	0	1007 DUPONT AVE	HARRISON R TIMOTHY & LISA R	LT 36 BK F CENTRAL ADNDUPONT AVENUE 1007DUPONT AVENUE 1007	\$1,598.44	\$1,598.44
2022-C-002102	136953	NITRO CORP	13	59	6001	1236 MAIN AVE	PATE BILLIE B & ANNETTE M BOWMAN LIFE & ETAL	FR 61/100A KANAWHA RIVERBOTTOMS MAIN AVE 1236BOTTOMS MAIN AVE 1236	\$1,065.01	\$2,071.71
2022-C-002103	136952	NITRO CORP	13	59	6002	1236 MAIN AVE	PATE BILLIE B & ANNETTE M BOWMAN LIFE & ETAL	REAR 61/100A KANAWHA RIVERBOTTOMS MAIN AVE 1236 1/2BOTTOMS MAIN AVE 1236 1/2	\$801.70	
2022-C-002104	136776	NITRO CORP	13	65	0	1231 MAIN AVE	MILLS AMANDA S	LT 63 FT FRONTAGE SATTESMAIN AVENUE 1231MAIN AVENUE 1231	\$2,181.09	
2022-C-002126	136896	NITRO CORP	29	60	0	1148 1ST AVE S	NORRIS DOWELL W & FAY	PT LT 38 SEC 1 RIVERDELL ACRES	\$1,904.25	\$2,828.74
									\$15,024.52	\$11,257.40

September 25, 2024

To: City of Nitro Development Board

From: Andrew Shamblin

I would like to offer \$100,000.00 for the L shaped lot that sits between 39th and 38th street. Following are the contingencies that I would need the City of Nitro to agree to.

1. Close down 39th street and add more public parking.
2. Tear out the old sidewalk that runs along 39th street.
3. [REDACTED]
[REDACTED]

Thank you for considering my offer,



Andrew Shamblin

Morton Buildings—<https://mortonbuildings.com/>

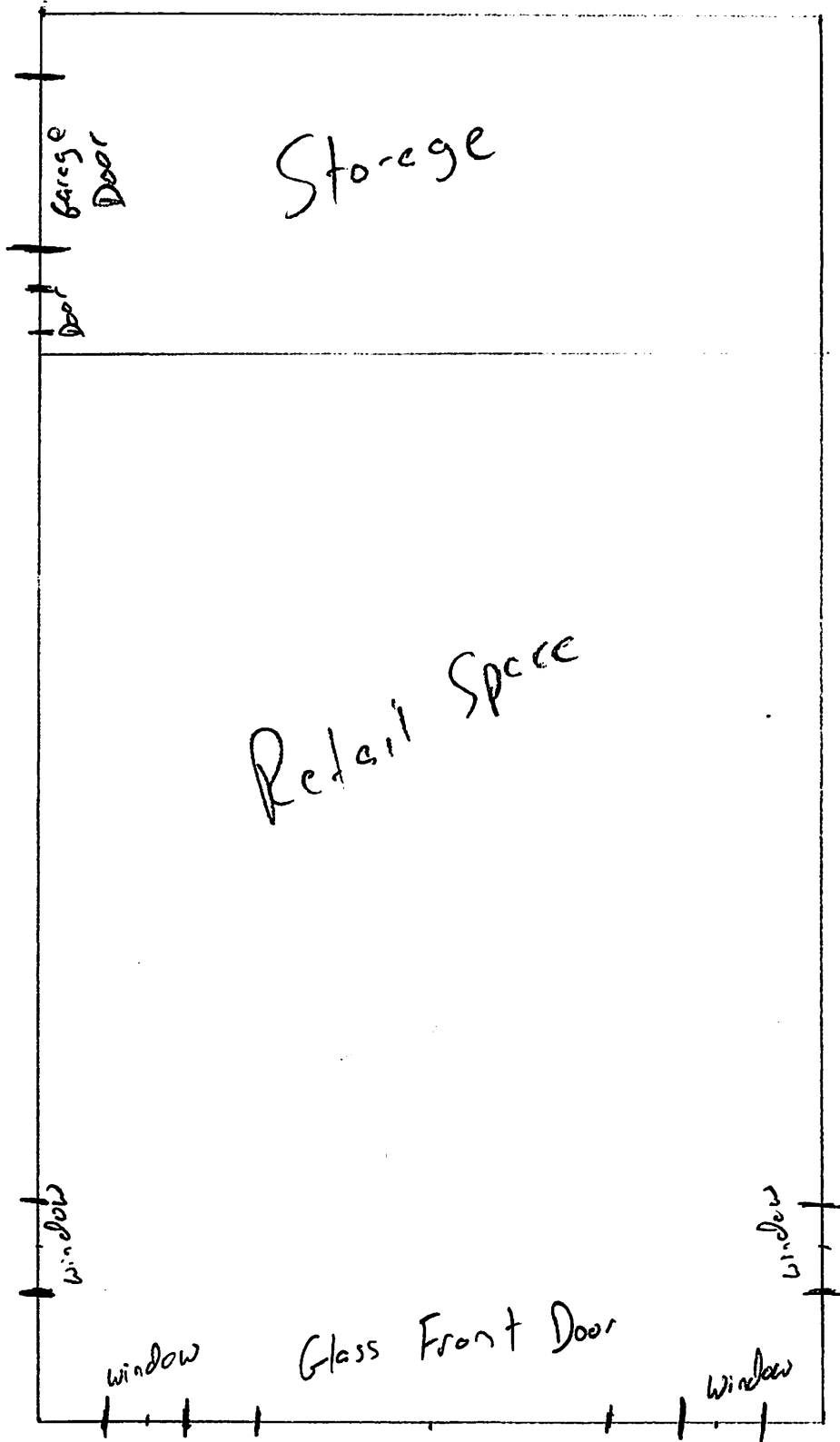


Building Footprint -
like Napa Building -
no side entrance -
gray, black, stone
façade - parking in
front, setback to the
rear of the property,
store front facing 1st
Ave.



39th Street

104' Long



48' Wide

Route 25

