

OCTOBER 8th, 2019 MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF
NITRO LAND REUSE AUTHORITY

The first meeting was called to order by Mayor Dave Casebolt at 8:30am. The Mayor facilitated the appointment/election of officers for the LRA. Chuck Boggs was nominated by Mark Sanders, seconded by Larry Dawson, to serve as Chair. Chuck Boggs nominated Mark Sanders as Vice Chair, which was seconded by Larry Dawson. Chuck Boggs nominated John Montgomery as Secretary, seconded by Joey Murphy. The final appointment, by Mark Sanders and seconded by Joey Murphy, was for Larry Dawson to serve as Treasurer. All the nominations were voted through unanimously with no opposition.

Once the appointments were settled the Commissioners of the LRA discussed adopting the By-Laws. The By-Laws need 2 amendments – 1) to establish newly elected commissioners and 2) update date/time for regular public meetings to be Second Tuesday of each month at 8:30am. On a motion made by J. Montgomery and seconded by L. Dawson, the commission voted unanimously to permit the Executive Director Kim Reed to amend the By-Laws where necessary. M. Sanders made a motion to approve the amended By-Laws and it was seconded by J. Montgomery and unanimously by the commissioners.

The budget was discussed. The Mayor would like to see the LRA adopt the total expenses of the NDA as those of the newly formed LRA. The LRA is a separate entity and would keep its finances as such. The true numbers of the expenses would need to be shown, ie. Insurance, staffing costs, administrative costs, Etc. The starting budget is \$35,000 cash that the NDA signed over to the LRA. The City Council approved \$50,000 for right of first refusal (assessed value at \$25K and under) tax ticket sales. The bank account will be opened at Huntington Bank by ED Reed depositing the \$35K and ordering checks to be prepared for the November Kanawha and Putnam Counties tax sale. Further discussion was made about the long-term plan for the budgeting of the LRA in accordance with the City of Nitro and the first year of operation.

The process of going forward with the tax sale purchases. C. Boggs made a motion, seconded by M. Sanders, to separate the land only vs. land improvements, to make an effort to identify target areas. This motion was passed unanimously.

A few assorted topics discussed (but not voted on) during the meeting: 1) 501 C3 status was discussed and ED Reed will look further into the non-profit status of the LRA and report back at the next regularly scheduled meeting. 2) Does this publicly formed voting body require a second reading on anything adopted or passed by the LRA. ED Reed will look into this and move forward with a recommendation at the next meeting. 3) The collective property owned by the NDA/LRA was addressed; 201 21st St., 2901-2903 29th St., 2702 1st Ave., and a small parcel on 1st Ave. across from Twin City Bible Church. 4) Insurance needs of the LRA, individual members hold no liability.

J. Murphy made a motion to adjourn the meeting and 9:50 am and it was seconded by J. Montgomery and unanimously approved by all.